

**RESOLUTION NO. 2021-1733
[PROJECT APPROVAL AT 180 UNITS]**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, APPROVING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING FILE NO. 160003152, A REQUEST FOR DEVELOPMENT OF A 77-ACRE VACANT PROPERTY LOCATED AT 4790 LAS VIRGENES ROAD AT THE EASTERN TERMINUS OF AGOURA ROAD (APNS: 2069-078-009 AND 2069-078-011). THE PROPOSED PROJECT INCLUDES: (1) A RESIDENTIAL COMPONENT CONSISTING OF 180 MULTI-FAMILY CONDOMINIUM UNITS (INCLUDING EIGHTEEN AFFORDABLE UNITS RESERVED FOR VERY LOW INCOME FAMILIES) WITHIN FIFTEEN THREE-STORY BUILDINGS OCCUPYING APPROXIMATELY 9.5 ACRES (12.3%) OF THE PROPERTY; (2) A COMMERCIAL COMPONENT CONSISTING OF A 5,867 SQUARE-FOOT RETAIL COMMERCIAL SHOPPING CENTER SITUATED IN TWO ONE-STORY BUILDINGS OCCUPYING APPROXIMATELY 1.19 ACRES (1.5 %) OF THE PROPERTY; (3) A 0.36 ACRE COMMUNITY GREEN SPACE (PARK); (4) PERMANENT DEDICATION OF A PUBLIC TRAIL EASEMENT THROUGH THE PROPERTY CONNECTING TO OPEN SPACE LANDS TO THE EAST, AND (5) PRESERVATION OF APPROXIMATELY 66.0 ACRES (86% OF THE SITE) AS PERMANENT OPEN SPACE. ANCILLARY FEATURES INCLUDE THE CONSTRUCTION OF TWO DETENTION/DEBRIS BASINS, SITE ACCESS AND INTERNAL ROADWAY SYSTEM WITH SIDEWALKS AND PARKWAYS, RETAINING WALLS, LANDSCAPING, COMMON RECREATION AREAS, AND LIGHTING. DEVELOPMENT OF THIS PROJECT WOULD REQUIRE A SIGNIFICANT AMOUNT OF REMEDIAL GRADING TO STABILIZE A LANDSLIDE HAZARD AREA ON THE SOUTHERN PORTION OF THE SITE. REQUESTED PERMITS INCLUDE: VESTING TENTATIVE TRACT MAP (FOR SUBDIVISION OF LAND AND FOR CONDOMINIUM PURPOSES), DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, SITE PLAN REVIEW, OAK TREE PERMIT, AND SCENIC CORRIDOR PERMIT. THE PROJECT SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD); RESIDENTIAL-MULTIFAMILY, 20 UNITS PER ACRE (RMF (20)); OPEN SPACE DEVELOPMENT RESTRICTED (OS-DR); AND IS WITHIN THE SCENIC CORRIDOR (SC) OVERLAY ZONE.

Section 1. The City Council has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda reports prepared by the Community Development Department.
2. Staff presentations at public hearings held on May 12, 2021 before the City Council.
3. The City of Calabasas Land Use and Development Code, Calabasas 2030 General Plan (inclusive of the 2014-2021 Housing Element), Las Virgenes Gateway Master Plan, and all other applicable regulations and codes.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearings, supporting and/or opposing the applicant's request.
5. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearing.
6. The Amended Final Environmental Impact Report, inclusive of public comments and responses to comments, and all appendices.
7. All related documents received and/or submitted at or prior to the public hearings.
8. Planning Commission Resolution No. 2021-713 recommending certification of adequacy of the EIR and approval of File No. 160003152.

Section 2. Based on the foregoing evidence, the City Council finds that:

1. The applicant, The New Home Company, Inc., submitted an application for File No. 160003152 on October 17, 2016.
2. On November 16, 2016, staff determined that the application was incomplete and the applicant was duly notified of this incomplete status.
3. The application was deemed complete on September 1, 2017 and the applicant was so notified.
4. A Notice of Preparation was issued on September 1, 2017, and an Environmental Impact Report (EIR) scoping meeting was held on September 14, 2017.

5. The Draft EIR was completed and made available for public review on December 21, 2018; the public review period ended on March 8, 2019, and comments received were responded to and incorporated into the Final Environmental Impact Report.
6. A noticed public hearing was held by the Planning Commission on July 10, 2019 and July 11, 2019, and was continued to July 18, 2019.
7. Notice of the July 10 – 11, 2019 Planning Commission public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, the Agoura Hills/Calabasas Community Center, and at Calabasas City Hall.
8. Notice of the July 10 – 11, 2019 Planning Commission public hearing complied with the notice requirements set forth in Government Code Section 65009 (b)(2), and was mailed or delivered to property owners within 500 feet of the property as shown on the latest equalized assessment roll at least ten (10) days prior to the hearing, and was mailed or delivered to the project applicant at least fifteen (15) days prior to the hearing.
9. At the July 18, 2019 public hearing, the Planning Commission passed a verbal motion recommending to the City Council denial of the project and to not certify the Environmental Impact Report and directed staff to prepare a resolution to that effect for consideration at a future Planning Commission meeting. The Planning Commission further recommended that, in light of the recommendation and responsive to public comments and testimony, the applicant explore further alternatives to the proposed project, and to bring back to the Planning Commission any project design that the applicant wished for further Planning Commission consideration.
10. Based on the Planning Commission's recommendation, the applicant subsequently submitted new information consisting of an independent third party geotechnical review that included an analysis of the geotechnical conditions on-site, and included an analysis of feasibility of developing a project alternative that did not implement a grading remediation solution to repair the landslide hazard on the southern hillside and all other identified project alternatives in the Environmental Impact Report, and a new project design alternative for review.
11. Based on a review of the new information, the City determined that preparation of an amendment to the original Final EIR was required under Section 15088.5 of the CEQA Guidelines.

12. An Amended Draft EIR was completed and made available for public review on September 22, 2020; the public review period ended on November 13, 2020, and comments received were responded to and incorporated into the Amended Final Environmental Impact Report.
13. Subsequent noticed public hearings were held by the Planning Commission on April 15, 2021 and April 21, 2021. At the conclusion of the April 21, 2021 public hearing, the Planning Commission approved Planning Commission Resolution No. 2021-713, recommending to the City Council approval of the project at a reduced density of 135 units and to certify the Amended Final Environmental Impact Report and directed staff to include a condition of approval that The New Home Company, Inc. prepare plans to reduce the aesthetic and other impacts of the project the maximum extent possible..
14. Notice of the May 12, 2021 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, and at Calabasas City Hall.
15. Notice of the May 12, 2021 City Council public hearings complied with the notice requirements set forth in Government Code Section 65009 (b)(2), and were mailed or delivered to property owners within 500 feet of the property as shown on the latest equalized assessment roll at least ten (10) days prior to the hearing, and were mailed or delivered to the project applicant at least fifteen (15) days prior to the hearing(s).
16. Notice of the May 12, 2021 City Council public hearing was provided to all agencies and persons who commented on the Draft Amended EIR, and to all other persons or entities who requested notice.
17. The project site is zoned: Planned Development (PD), Residential Multi-family (20 d.u. per acre) (RM(20)), and Open Space – Development Restricted (OS-DR).
18. The land use designations for the project site under the City's adopted General Plan are: Planned Development, Residential Multi-Family (20 d.u. per acre), and Open Space – Resource Protection.
19. Properties surrounding the project site are zoned: Commercial Retail (CR) to the west and north; Residential Multi-family (12 units per acre) (RM(12)) to the southwest; and Open Space – Development Restricted (OS-DR) to the south and east. The corresponding General Plan land use designations, respectively, are: Business Retail (BR); Residential Multi-Family (RM); and Open Space – Resource Protection (RM-RP).

Section 3. In view of all of the evidence presented and based on the following findings and conclusions, the City Council hereby certifies the adequacy of the Amended Final Environmental Impact Report (EIR), in accordance with CEQA Guidelines, Sections 15090 and 15091, and adopts a statement of overriding considerations.

EIR ADEQUACY CERTIFICATION

Based upon the facts and information contained in the proposed Amended Final Environmental Impact Report, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission recommends that the City Council find that: (1) the Amended Final Environmental Impact Report has been prepared in full compliance with the California Environmental Quality Act and the State CEQA Guidelines promulgated thereunder in effect on September 22, 2020, the date the Amended Final EIR was made available for public review (Cal. Code Regs., tit. 14, § 15007, subd. (c).); (2) the Amended Final Environmental Impact Report reflects the independent judgment and analysis of the City; and (3) this Council has reviewed and considered the information contained in said Amended Environmental Impact Report with regard to the project application, and has determined the analysis to be fully adequate. The Amended Final EIR is hereby incorporated by reference as if set forth herein in full.

ENVIRONMENTAL IMPACT REPORT FINDINGS

- A. The City Council acknowledges that pursuant to Section 15091 of the CEQA Guidelines, “No public agency shall approve or carry out a project for which an Environmental Impact Report has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation for the rationale for each finding.”

Because the Amended Final EIR identifies a number of potentially significant environmental effects of the proposed project, the City Council hereby adopts the Statement of Facts and Findings set forth below as required by Section 15091 of the CEQA Guidelines:

- i. Based on the analyses provided in the Initial Study and Amended Final EIR prepared for this project, the project may cause potentially significant impacts in the area of “aesthetics”. Meanwhile, impacts to all other resource areas (Biological Resources, Greenhouse Gas Emissions, Land

Use/Planning, Transportation/Traffic, Tribal Cultural Resources, Utility and Service Systems, Air Quality, Geology/Soils) would be less-than-significant, provided the appropriate mitigation measures described in the Amended Final EIR, incorporated herein by reference, which substantially reduce the impacts of the project on these resources areas are incorporated and implemented. Accordingly, mitigation measures have been incorporated into the project via the Mitigation Monitoring and Reporting Program (MMRP), Attachment 1 to this Resolution, to reduce any potential impacts to these other resource areas to levels that are less-than-significant. The applicant is required to complete and implement these mitigation measures via the MMRP as condition of approval #25 of this project.

- ii. The analysis of aesthetic impacts in the Amended Final EIR determined that the proposed project would substantially degrade the visual character of the site. The project is consistent with the General Plan, the Las Virgenes Gateway Master Plan, and the Las Virgenes Corridor Design Plan. Furthermore, the project conforms to design considerations contained in the Land Use and Development Code, and the Scenic Corridor Development Guidelines, and would generally provide attractive residential and commercial development that is visually compatible with other development along Las Virgenes Road. However, 19 percent (14.4 acres) of the site would be graded for residential and commercial development and for two retention basins on the northern slope (non-remedial grading); and an additional 27 percent of the site (21 acres) would be graded to remove and remediate an existing landslide, then improved with remedial landscaping and drainage systems, and which will subsequently be preserved as permanent open space, together with the remainder of the site. The resultant change in visual character would therefore be a significant and unavoidable impact. All feasible mitigation measures, including revised site design shifting development into the lower, flatter canyon area, landscaping, building height and massing reductions, utility undergrounding, minimization of lighting and signs and other visual blight, installation of screening for hillside and development area drainage systems, restored landslide remediation area vegetation, and the use of natural color palettes for buildings and roofs, have been considered and incorporated to lessen impacts to the visual character of the site to the fullest extent feasible; further mitigation measures to minimize the project's visual impact are not available, feasible, or consistent with the project

and City objectives. Moreover, any development of this site's 16 developable acres would cause a significant and unavoidable aesthetic impact to the existing (undeveloped) visual character of the site, both by itself and because any development of the site must include the remediation of the large, existing, unstable landslide on the prominent southern hillside slope to be consistent with the General Plan and development code.

- iii. Statement of Overriding Considerations: The City Council finds that the impact upon aesthetic resources is outweighed by significant benefits to the environment, local economy, housing, cultural, public safety, recreational, and public health. The most significant benefit of the proposed project is that it proposes development of a mixed-use commercial and residential project, with deed-restricted housing guaranteed to be affordable to very-low income persons for at least 55 years, that is consistent with the General Plan's Community Design Element's specific vision for the property, and which both meets the allowed housing density of 180 units and is far below the allowed commercial land use intensity (5,867 sq. ft. proposed compared to 155,000 sq. ft. maximum allowed), thereby achieving a project intensity that will substantially lessen impacts to/from on-site environmental resources, oak trees, area roadways, aesthetics, air quality, greenhouse gas emissions, water consumption, noise, and public services. The City Council further finds that the project benefits the community by providing significant additional above-moderate and very-low-income housing, both adequate to accommodate future growth projections [i.e. in line with the Regional Housing Needs Assessment (RHNA)], including 18 units affordable to very low income families by deed restriction for fifty-five years, and as needed to alleviate the City's existing housing challenges. The community's health, safety and general welfare will benefit from remediation of an existing landslide which, if re-activated, could negatively affect adjacent residential and commercial development as well as City streets and sidewalks. The City Council additionally finds that the project's social and other benefits include the permanent preservation of approximately 66 acres of the project site for open space — totaling over 86% of the site permanently preserved for open space, with half (approximately 44 acres) of that area to be entirely undisturbed by any development ever. Economically, the project benefits the community by providing increased public and community revenue and local jobs, and by providing more local area population that will help struggling local area businesses.

The project also provides a cultural benefit by providing more inviting spaces for the public to interact socially, such as the proposed retail and restaurant uses with associated commercial plazas and the community park. Lastly, the project provides health and recreation benefits from pedestrian connections to, from and through the property, including a public connection to the adjacent open space areas and regional trail system. For the foregoing reasons, the City Council finds that the environmental, economic, housing, cultural, safety, recreational, and health benefits of the proposed project to the community override the project's aesthetic impacts, and that the project's aesthetic impacts are acceptable in light of the project's community benefits, as allowed by CEQA Guidelines Section 15093.

- B. The City Council hereby further recommends adoption of the **Mitigation Monitoring and Reporting Program**, attached to this Resolution as Attachment 1.
- C. The City Council finds that in considering the record as a whole, including the Initial Study and Amended Final Environmental Impact Report for the project, there is evidence that the proposed project will have potential for a significant adverse impact upon aesthetic resources due to landform alterations and partial obstruction of views to the surrounding ridgelines, and that these impacts will remain significant even with incorporation of design measures and mitigation to reduce these impacts. Meanwhile, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Consequently, based upon substantial evidence contained in the Amended Final EIR for the project, the staff reports and exhibits, and the information provided to the City Council during the public hearings, the City Council hereby rebuts the presumption of adverse effects on wildlife as set forth in Section 753.5(c-1-d) of Title 14 of the California Code of Regulations.
- D. The foregoing findings and determinations for the Amended Final EIR reflect the independent analysis by the City of the matters and information in the record pertaining thereto, and are the independent judgment of the City. The City Council further finds that substantial evidence exists to support each of these findings.
- E. The City Council hereby identifies that the location of records with respect to the Amended Final EIR and other documents and materials constituting the record of proceedings with respect to the certification of the adequacy of the Amended Final EIR is the Community

Development Department of the City of Calabasas, and that the Director of Community Development of the City of Calabasas is the custodian of records with respect to the Amended Final EIR and all other documents and materials constituting the record of proceedings with respect to the Amended Final EIR.

Section 4. The Community Development Department staff shall prepare a Notice of Determination for the Amended Final EIR consistent with State CEQA Guidelines Section 15094(b), and shall promptly file the Notice of Determination with the County Clerk of the County of Los Angeles.

Section 5. In view of all of the following evidence and findings, the City Council concludes as follows in regards to the project development application:

PROJECT FINDINGS

Section 17.41.040 of the Calabasas Municipal Code (CMC) states that the City Council may approve, conditionally approve, or deny a proposed **Tentative Map**, provided that the following findings are made (per CMC 17.41.100). The City Council finds the following:

- 1. The Planning Commission may approve a tentative map only when the commission first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable specific plan, and that none of the findings for disapproval can be made (see findings 3 and 4 which follow);*

The proposed subdivision, inclusive of reconfiguring and further subdividing two existing lots into five lots, and the 180-unit condominium subdivision, and together with the attendant roads, sidewalks, landscaped areas, green space/park, drainage facilities, trail dedication and open space lands, is consistent with the City of Calabasas 2030 General Plan because the developed portion of the project will occupy an area of land entirely within, and will retain the general shape and limits of, the development area envisioned in the General Plan, while also aligning with the contours of the land and increasing lands dedicated as open space area by approximately five acres to a total of 66 acres from the 61 acres currently designated in the General Plan. In particular, the subdivision and associated project components conforms to the General Plan's intended placement of development in the previously disturbed valley on site, and not on the upper hillsides, as reflected in the General Plan's current conceptual portrayal of the residential and commercial portions of the site as a triangular-shaped area corresponding to the valley location. Furthermore, based upon the many consistency determinations provided in the General Plan Consistency

Table (Table 4.7-4 in the Final EIR), incorporated by reference as if set forth in full and as discussed below in detail, the proposed vesting tentative map is consistent with the Calabasas 2030 General Plan policies as discussed therein. As a result, the proposed vesting tentative map meets this finding.

2. *That in the interest of public health and safety, proposed road and intersection improvements associated with, or otherwise required, for the subdivision comply with the provisions of CMC 17.46.020;*

To provide access into and from the project site, and as necessary to handle the traffic volumes, additional public street right-of-way will be dedicated along Las Virgenes Road and at the intersection of Las Virgenes Road and Agoura Road; and the project developer will construct and dedicate improvements to Las Virgenes Road and to the Las Virgenes Road and Agoura Road intersection. The proposed improvements are designed to ensure that the level of service on these two roads continues to meet or exceed the City's minimum level of service requirements, even after development of this project and other adjacent anticipated projects, and provide for safe vehicular, bicycle and pedestrian movements through the Las Virgenes Road and Agoura Road intersection. All proposed road and intersection improvements have been preliminarily designed in accordance with accepted planning and engineering standards, and have been reviewed and tentatively approved by the City Engineer. Accordingly, the proposed subdivision and associated vesting tentative map conform to accepted planning and engineering standards, and the subdivision design requirements of CMC Chapter 17.46. Furthermore, final engineered plans and specifications for the project shall continue to conform to the provisions of CMC Chapter 17.46, as well as the City's Building Codes. The proposed tentative map therefore complies with the provisions of CMC Section 17.46.020.

3. *The proposed vesting tentative map shall be denied if the Planning Commission makes any of the following findings:*
 - a. *The proposed subdivision, including its design and improvements, is not consistent with the General Plan, or any applicable specific plan;*
 - b. *The site is not physically suitable for the type or density of the proposed development;*
 - c. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat;*
 - d. *The design of the subdivision or type of improvements is likely to cause serious public health problems;*

- e. *The design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision;*
- f. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by this Municipal Code or the California Regional Water Quality Control Board; or,*
- g. *The proposed subdivision is not consistent with all applicable provisions of this development code, the Municipal Code, or the Subdivision Map Act.*

For the following reasons, the City Council finds the above listed findings for denial of the proposed vesting tentative tract map cannot be made:

- a. The proposed subdivision, including its design and improvements, is consistent with the Calabasas 2030 General Plan and with the Las Virgenes Gateway Master Plan, for reasons stated elsewhere within this Resolution;
- b. The site is physically suitable for the type and density of the proposed development, as stated elsewhere within this Resolution;
- c. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat, as is determined within the Amended Final EIR for the project and as stated elsewhere within this Resolution, and required mitigation measures will reduce potential impacts to less-than-significant levels;
- d. The design of the subdivision and type of improvements is not likely to cause serious public health problems. After analysis of the proposed project development and operation, it has been determined that with the implementation of mitigation measures, no significant impacts from noise, vibration, dust, pollutant emissions, safety hazards, or hazardous materials will occur (as evidenced within the staff report and the Amended Final Environmental Impact Report). Additionally, the project will remediate an existing unsafe condition caused by an on-site ancient landslide. Therefore, the above finding cannot be made.
- e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision because no roadways or easements exist to accommodate public access through the subject property except for an approximately 790-foot segment of the New Millennium Trail in the southeast corner of the property. The applicant intends to dedicate a trail easement over to the City, a

conservancy, or another appropriate not-for-profit entity willing to take responsibility. Furthermore, the project is conditioned to require the applicant to make an irrevocable offer to dedicate the trail easement.

- f. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by this Municipal Code or the California Regional Water Quality Control Board because the entire project will be served by a sanitary sewer system to be connected to existing sewer main located along the property frontage; the project is substantially below the intensity of use (and projected sewage volumes) envisioned within the General Plan, and project wastewater generation would remain within the capacity of local wastewater facilities.
 - g. The proposed subdivision is consistent with all applicable provisions of this development code, the Municipal Code, and the Subdivision Map Act for reasons stated elsewhere within this Resolution and because the proposed subdivision and associated tentative map conform to accepted present-day planning and engineering standards, and the subdivision design requirements of CMC Chapter 17.46.
4. *The proposed vesting tentative map may be denied if the Planning Commission, or City Council if applicable, makes any of the following findings:*
- a. *The tentative map is not in conformity with accepted planning or engineering standards;*
 - b. *The environmental, public services or facilities costs to the city taxpayers outweigh the advantages created by the proposed subdivision;*
 - c. *The proposed development is not compatible with the character of the neighborhood;*
 - d. *The proposed development is in an area not desirable for the intensive use proposed; or,*
 - e. *A preliminary soils report or geologic hazard report indicates adverse soil or geologic conditions and the subdivider has failed to provide sufficient information, to the satisfaction of the City Engineer, Planning Commission, or City Council, that the conditions can be corrected in the plan for development.*

For the following reasons the City Council finds the above listed findings for denial of the proposed vesting tentative tract map cannot be made:

- a. The subdivider will dedicate additional public street right-of-way and make improvements to Las Virgenes Road and to the Las Virgenes

Road and Agoura Road intersection as necessary to handle increased traffic volumes; the subdivider will also make improvements to storm-water conveyance and detention facilities, including the installation of on-site bioswales, serving the immediate watershed, and will construct recreational amenities for use by the public (and pay required impact fees as applicable under Quimby Act recreational facilities impact fee provisions). All proposed site grading, infrastructure system improvements, dedications and easements, lots and parcels, and utilities have been preliminarily designed in accordance with accepted planning and engineering standards, and have been reviewed and tentatively approved by the City Engineer. Accordingly, the proposed subdivision and associated tentative map conform to accepted present-day planning and engineering standards, and the subdivision design requirements of CMC Chapter 17.46; final engineered plans and specifications for the project shall continue to conform to the provisions of CMC Chapter 17.46, as well as the City's Building Codes.

- b. The environmental impacts associated with the proposed subdivision, as documented in the Amended Final EIR, will be mitigated to levels below significance, with the only exception being aesthetic impacts related to public views from the Las Virgenes Road scenic corridor, for which a Statement of Overriding Considerations is included within this Resolution. Also, public services costs for development of the project and for on-going operations and occupation of the constructed housing units and commercial retail center will be borne by the owners, inhabitants, and visitors of those uses and facilities, and will not be a burden to city taxpayers.
- c. The proposed subdivision consists of reconfiguring and further subdividing two existing lots into five lots, and subdividing airspace for a resulting mixed-use development that includes 180 condominium units, a retail commercial center, and a community green space. The condominium units are situated in 15 three-story, 35 feet high residential buildings (with 12 units each), utilizing a Monterrey – Santa Barbara Mission style of architecture and a variety of design techniques such as undulating building footprints, building articulation, mansard-style roofing (to hide mechanical equipment), adequate window spacing, decking, trim elements, cantilevered upper floor areas with corbels underneath, decorative lighting and landscaping to break up building massing and to screen and blend proposed development within its surroundings. The retail commercial center is configured as two one-story buildings generally at 18 feet 8 inches in height, but with tower elements up to 31 feet high, utilizing

a Monterrey – Santa Barbara Mission style of architecture, and a variety of design techniques such as stepped building footprints, tower elements, building articulation, trim elements, adequate window spacing, mansard-style roofing (to hide mechanical equipment), decorative lighting and landscaping (including plazas and seating areas) to break up building massing, and to screen and blend development with its surroundings. The mixed-use development is sited and clustered near Las Virgenes Road, and sited within the flatter, canyon areas in the western previously disturbed portions of the site. Surrounding development consists of both commercial uses such as a Mobile brand gasoline service station and car wash adjacent to and north of the project site, a McDonalds restaurant, a Jack-In-The-Box restaurant, two retail shopping centers, and a Chevron brand gasoline service station directly across Las Virgenes Road, and the Colony community, which is a residential two-story detached condominium unit subdivision located immediately west of the subject property. The development pattern along the Las Virgenes Road corridor includes both commercial and residential development clustered adjacent to Las Virgenes Road. On the east side of the Las Virgenes Road. Also, most surrounding development, with the exception of the Mobile gasoline service station and car wash, is designed in either a Spanish-Mediterranean style, or a hybrid Monterrey-style of architecture, with varying amounts of building detailing and massing methods. All existing development within the corridor incorporates landscaping elements. To this end, the proposed project which utilizes a variety of design elements described above to help blend the project with its surroundings, is sited on the flatter disturbed canyon portions of the property, and is designed with a similar architectural style to the prevalent architectural design theme within the corridor, accordingly, is compatible with the character of the existing mixed residential and commercial neighborhood.

- d. The proposed project would place a 5,867 square-foot commercial use (the proposed commercial retail center) in precisely the same area where the General Plan currently allows up to 155,000 square-feet of commercial development. Similarly, the proposed project would place 180 multi-family residential units in precisely the same area where the General Plan currently allows 180 multi-family residential units. Lastly, the project proposes to dedicate and maintain approximately 66 acres of permanent open space where approximately 61 acres of open space is anticipated in the General Plan. Therefore, the proposal is consistent with and significantly less intense than what is anticipated by the General Plan for this area.

- e. The soils and geological conditions reports (included in the project Amended Final EIR appendix) indicate that an ancient landslide exists along the north-facing slopes of the hillside located along the property's southern boundary. The project is designed and engineered around a comprehensive remediation of the slide, which requires over-excavation of the slide material, followed by replacement of the material into an engineered and compacted slope (including buttressing with engineered material in the canyon bottom), and with appropriate storm-water collection and conveyance improvements. The reports and plans have been reviewed and preliminarily approved by the City Engineer, and are discussed at length in the project Amended Final EIR.

Section 17.62.070 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Development Plan** provided that the following findings are made. The City Council finds the following:

1. *The proposed use is permitted or conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

The proposed project includes development of a commercial retail shopping center and multi-family residences within the PD Zone, and multi-family residences within the Residential Multi-family (RM) zone. Commercial retail shopping centers are a conditionally allowed use, and multi-family residences are a permitted use in the PD zone per Section 17.11 of the CMC. Additionally, multi-family residences are a permitted use in the RM zone.

Given the various site constraints such as steep slopes, a landslide feature on the southern hillsides, and valuable biotic and scenic resources surrounding a flatter, less visible western canyon area, and the pre-established 16-acre development footprint boundary established by the General Plan's Land Use Map, placement of clustered development within the flatter western canyon area ensures consistency with the Development Code's Hillside Development Standards (CMC Section 17.20.150) by placement of development in less visible areas of the site and limiting grading on hillsides. Additionally, the project involves grading of hillsides areas to repair and stabilize a slope with an identified landslide hazard. Although grading on slopes greater than fifty percent is disfavored per the standards contained in CMC Section 17.20.150, in this case, slope grading is required to be performed to repair an existing landslide that constitutes

a geotechnical hazard, and therefore is consistent with development code requirements.

The project site contains two zoning districts, the PD Zone and the RM Zone. Project standards regarding lot area, lot width, density, floor area ratio, and setbacks are all established through the approval of a Development Plan. Therefore, with the approval of the Development Plan, portions of the project that are contained within the PD-zoned portions of the site are consistent with these standards. With the exception of building height and retaining wall height, the project, as a whole, complies with all other standards contained within CMC Title 17 (Development Code), including, but not limited to, site coverage, pervious surfaces, setbacks, landscaping, parking, and lighting. Regarding height, the height requirement for structures constructed within both the PD and RM zones is 35 feet. The proposed commercial retail shopping center has a maximum height of 31 feet, and therefore is compliant with the height requirement in the PD Zone. The proposed residential component of the project within both the PD- and RM-zoned portions of the property exceed 35 feet in height. Additionally, two of the proposed retaining walls exceed the 6 foot maximum height requirement contained in CMC Section 17.20.100(B). However, consistent with CMC Chapter 17.22 (Affordable Housing), the project is proposing 10 percent of its residential units as affordable to families within the very low income category. With the provision of 10 percent of the proposed residential units as affordable to a very low income category, Government Code Section 65915(p)(1), requires the City to grant up to two concessions or incentives. In this case, the applicant has applied for relief from both building height and retaining wall height as concessions. Therefore, although the residential buildings and two retaining walls do not meet the existing code requirement, the granting of the two concessions under State law deem the project consistent with the height requirement. For these reasons, the proposed project meets this finding.

2. The proposed use is consistent with the General Plan and any applicable specific plan or master plan;

The project site contains both the Planned Development (PD) and Residential Multi-Family-20 (R-MF-20) land use designations. Maximum land use intensities on the 10 acre PD designated site are 155,000 square feet of commercial development and 60 multi-family units. Additionally, the maximum land use intensity within the 6 acre portion of the property designated R-MF-20 by the General Plan is 20 units per acre. The project is proposing 60 multi-family residential units and 5,867 square feet of commercial development within the PD designated portion of the property,

and 120 multi-family residential units within the R-MF-20 designated portions of the property, which is consistent with the General Plan. Furthermore, the proposed development is contained within 11 acres (of the 16 designated acres in the General Plan), and entirely within the mapped boundaries of the PD and R-MF-20 designated lands.

Per the General Plan Consistency Review (Table 4.7-4 in the Amended Final EIR), incorporated by reference as if set forth in full, the project is consistent with numerous General Plan policies including but not limited to Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-2, III-5, III-6, III-7, III-8, III-11, III-12, III-13, III-14, III-15, III-16, III-17, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-9, IV-10, IV-11, IV-12, IV-13, IV-14, IV-15, IV-16, IV-17, IV-18, IV-19, IV-21, IV-22, IV-23, IV-24, IV-25, IV-27, IV-28, IV-29, IV-30, IV-31, IV-32, IV-33, IV-34, IV-35, IV-36, IV-37, IV-41, IV-42, IV-45, V-8, V-9, V-12, V-15, V-16, VI-1, VI-2, VI-7, VI-10, VI-11, VI-13, VI-14, VI-15, VI-16, VI-18, VI-19, VI-21, VI-23, VI-24, VI-25, VII-1, VII-2, VII-4, VII-5, VII-6, VII-7, VII-8, VII-9, VII-10, VII-11, VII-12, VII-14, VII-15, VII-16, VII-17, VIII-1, VIII-3, VIII-4, VIII-6, VIII-8, VIII-9, IX-3, IX-5, IX-6, IX-7, IX-8, IX-9, IX-10, IX-11, IX-12, IX-14, IX-15, IX-16, IX-17, IX-18, IX-19, IX-20, IX-22, IX-24, IX-43, IX-44, IX-46, X-1, X-8, X-9, X-10, X-11, X-13, X-16, XII-1, XII-2, XII-5, XII-7, XII-9, XII-13, XII-14, XII-17, XII-20, XII-21, XII-23, XII-24, XII-29, XII-30, XII-31, XII-32, and XII-33.

The proposed project is designed in accordance with the vision contained within General Plan Community Design Element and as contained on Figure IX-17 in the General Plan by providing development contributing to a “village center” theme, and providing a mix of uses that creates a destination where people can come to live, shop, relax and play. Project development is clustered within the western portions of the flatter, canyon bottom where previous human activity has already disturbed the site, thereby reducing grading and development impacts to hillside areas and biotic resources, including the wildlife corridor, consistent with the General Plan’s conservation policies. The project is also permanently preserving 66 acres of land as open space through recordation of a permanent conservation easement, thereby adding approximately 5 more acres of open space than the approximately 61 acres currently designated as open space in the General Plan, and ensuring unquestionably permanent protection for all 66 acres. Additionally, the provision of 180 multi-family residential units, including 18 reserved for very-low income families by deed restriction for fifty-five years, meets the General Plan’s projected housing goal for the property, and contributes to the City’s obligation to meet future projected housing needs in the City and region. The inclusion of above-moderate and very-low income housing is also consistent with the Housing and Community Design Elements of the General Plan, which

designate this site for affordable housing. The project, as designed, will not negatively impact traffic conditions on city streets, will increase pedestrian and bicycle connectivity by, to and through the property, including connecting with open space lands to the east which contain an existing but unofficial trail that connects with the regional trail system, and provide new transit opportunities consistent with policies contained within the Circulation Element of the General Plan. Consistent with policies contained in the General Plan Safety Element, the project is proposing to repair and stabilize a landslide (safety) hazard which currently exists on-site. Furthermore, the project will meet the City's noise thresholds, and will not significantly impact utility and life safety emergency services provided by the sheriff and fire department. Finally, consistent with the General Plan Community Design element, the project is sited and designed to minimize impacts to aesthetics to the greatest extent feasible, and designed in a way that is compatible with, and enhances, the Las Virgenes Road Scenic Corridor.

The subject site is considered a prominent parcel in both the Las Virgenes Gateway Master Plan and the Las Virgenes Road Corridor Plan. The proposed project is consistent with the land use objectives of the Master Plan because it contains a mix of land uses, including open space, a community green space/park, multi-family residential housing, and a commercial retail (shopping center) component, and fosters connections via sidewalks to the nearby Las Virgenes Creek and the open space areas to the east of the property, including an existing unofficial trail that links to the regional trail system. The project is also consistent in terms of architectural style and colors because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring, mansard style roofs. Additionally, the proposed plan is consistent with the landscaping standards in that extensive trees plantings will occur along street frontages. Circulation components of the master plan are met by the project by the provision of bicycle and pedestrian improvements along Las Virgenes Road, enhanced transit opportunities from the proposed trolley stop, and enhanced access to Las Virgenes Creek and the open space trails to the east. Furthermore, the project is consistent with the goal of preserving the environmental integrity of natural features by utilizing clustered site planning, reduced massing through a "village" concept, aesthetic building forms and architectural detailing, natural materials, and robust and well placed native and drought tolerant landscaping.

Therefore, based on the preceding, the proposed project meets this finding.

3. *The approval of the development plan for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and*

An Amended Final Environmental Impact Report (EIR) was prepared for this project. In preparing the Amended Final EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Amended Final EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are less-than-significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attached to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, housing, cultural, safety, health and recreational benefits of the proposed project, the Planning Commission recommends the City Council, as lead agency, make a Statement of Overriding Considerations, as contained in this Resolution.

4. *The location, design, scale and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.*

The proposed project includes approximately 66 acres of permanent open space, 180 condominium units, a retail commercial center, and a community green space (park). The condominium units are situated in 15 three-story, 35 feet high residential buildings (with 12 units each), utilizing a Monterey – Santa Barbara Mission style of architecture and incorporate a variety of design techniques such as undulating building footprints, building articulation, mansard-style roofing (to hide mechanical equipment), adequate window spacing, decking, trim elements, cantilevered upper floor areas with corbels underneath, decorative lighting, and abundant landscaping to break up building massing and to screen and blend the development within its surroundings. The retail commercial center is configured as two one-story buildings generally at 18 feet 8 inches in height, but with tower elements up to 31 feet high, utilizing a Monterey – Santa Barbara Mission style of architecture, and a variety of design techniques such as stepped building footprint, tower elements, building articulation, trim elements, adequate window spacing, mansard-style roofing (to hide mechanical equipment), decorative lighting and landscaping (including plazas and seating areas) to break up building massing, and to screen and blend development with its surroundings. Proposed

development is sited and clustered near Las Virgenes Road, and sited on and within the flatter, canyon areas in the western previously disturbed portions of the site. The project also includes significant grading to remediate a sizeable landslide hazard on the southern slopes. Proposed remediation involves removal and recompaction of the unstable material using contour grading techniques, together with compacted engineered fill (buttressing) in the lower canyon bottom to further stabilize the slide area, installation of bench drains to limit water infiltration into the repaired hillside, and re-planting of the slope with native vegetation to replicate oak woodland and chaparral resources be removed to accommodate the landslide repair.

Surrounding land uses consist of a variety of commercial uses, such as gasoline service stations, fast food restaurants, and two retail shopping centers north and west of the project site of varying height and massing; the Colony community, which is a residential two-story detached condominium unit subdivision located immediately west of and abutting a portion of the subject property; the Paxton residential condominium project, which is south of the subject property, and includes 78 three-story townhome condominium units; and, open space to the north, east and south. The development pattern along the Las Virgenes Road corridor includes both commercial and residential development, clustered adjacent to Las Virgenes Road, with properties on the east side generally preserving the upper hillside areas. Additionally, most surrounding development, with the exception of the Mobile gasoline service station and car wash to the north, is designed in either a Spanish-Mediterranean style, or a hybrid Monterrey-style architecture, with varying use of building detailing and massing methods. All existing development within the corridor incorporates landscaping elements.

To this end, the layout and design of the proposed project, which will preserve approximately 66 acres (86% of the property) as permanent open space, and which utilizes the design elements described, is sited on the flatter already-disturbed canyon in the western portion of the property (adjacent to Las Virgenes Road), is designed with a similar architectural style to the prevalent Spanish influenced architectural design theme within the corridor, and utilizes abundant landscaping, is compatible with the design and scale of the existing mix of residential and commercial uses within the vicinity. Anticipated future uses in the Las Virgenes Road corridor will also need to comply with the General Plan, Development Code, Scenic Corridor Design Guidelines, Las Virgenes Gateway, and Las Virgenes Road Corridor Plan, and therefore the project is consistent with all anticipated land uses.

In terms of operating characteristics, the proposed commercial retail shopping center (anticipated to be restaurant, coffee shop, and retail sales) and condominium uses will be consistent with, and do not conflict with surrounding similar retail, restaurant, service and residential uses in the vicinity of the project. For these reasons, the project meets this finding.

Section 17.62.050(D) of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Scenic Corridor Permit** provided that the following findings are made. The City Council finds the following:

1. The proposed project design complies with the scenic corridor development guidelines adopted by the council;

The proposed project includes 180 condominium units, a 5,867 retail commercial center, and a community green space. The condominium units are situated in 15 three-story, 35 feet high residential buildings (with 12 units each), utilizing a Monterrey – Santa Barbara Mission style of architecture and incorporate a variety of design techniques such as undulating building footprints, building articulation, mansard-style roofing (to hide mechanical equipment), adequate window spacing, decking, trim elements, cantilevered upper floor areas with corbels underneath, decorative lighting and landscaping to break up building massing and to screen and blend proposed development within its surroundings. The retail commercial center is configured as two one-story buildings generally at 18 feet 8 inches in height, but with tower elements up to 31 feet high, utilizing a Monterrey – Santa Barbara Mission style of architecture, and a variety of design techniques such as stepped building footprints, tower elements, building articulation, trim elements, adequate window spacing, mansard-style roofing (to hide mechanical equipment), decorative lighting and landscaping (including plazas and seating areas) to break up building massing, and to screen and blend development with its surroundings. Proposed development is sited and clustered near Las Virgenes Road, and sited on and within the flatter, canyon areas in the western previously disturbed portions of the site, preserving the remaining hillside areas free from permanent development. The project also includes significant temporary, remedial grading to remediate a sizeable landslide hazard on the southern slopes. Proposed remediation involves removal and recompaction of the unstable material using contour grading techniques, together with compacted engineered fill (buttressing) in the lower canyon bottom to further stabilize the slide area, installation of bench drains to limit water infiltration into the repaired hillside, and re-planting of the slope with native vegetation to replicate oak woodland and chaparral resources removed to accommodate the landslide repair.

The proposed grading and the addition of buildings on this site would change the visual character of the scenic corridor as compared to the current undeveloped condition. However, the design guidelines, recommendations, and requirements set forth by the Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) siting of development on the flatter, less visible, already disturbed portions of the property; (b) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (c) use of (mostly native) landscaping both around the perimeter of the site development boundary and within the development to physically screen and blend the development with its surroundings, and to minimize light spillover impacts; (c) the use of colors and materials for development on-site that are similar to the surrounding natural environment, including earth-tone colors, medium to dark colored/non-glare roofs, and wood accents for the commercial and residential structures; and (d) articulation of design and incorporation of architectural relief elements that successfully avoid large straight, blank facades. Additionally, and as referenced in the EIR, all feasible mitigation measures to reduce the project's visual impact to the scenic corridor have been incorporated into the design of the project. Therefore, the proposed project meets this finding.

2. The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor;

The Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) siting of development on the flatter, less visible, already disturbed portions of the property; (b) incorporation of contour grading and wetland and oak tree mitigation to replicate a natural hillside; (c) use of (mostly) native landscaping - both around the perimeter of the site development boundary and within the development - to physically screen and blend the development with its surroundings, and to minimize light spillover impacts; (d) the use of colors and materials for development on-site that are similar to the surrounding natural environment, including earth-tone colors, medium to dark colored/non-glare roofs, and wood accents for the commercial and residential structures; (e) articulation of design and incorporation of architectural relief elements such as undulating building footprints, window spacing, mansard style roofing (to hide mechanical equipment), and strategically placed decks and balconies that all contribute to successfully avoid large straight, blank facades; and (f) preservation of 66 acres (86%) of the 77-acre property as permanent open space consisting mostly of visually prominent hillside slopes in the north, south

and east portions of the property . Additionally, and as referenced in the EIR, all feasible mitigation measures to reduce the project’s visual impact to the scenic corridor have been incorporated into the design of the project.

The project also includes outdoor lighting, which for the already developed and heavily traveled Las Virgenes Road corridor is not entirely new or out of character. Meanwhile the project lighting will also carry on into and throughout the subdivision and would introduce nighttime light into an area that is generally not illuminated today. Conceptual photometric plans have been prepared for the project, and staff review has determined that the plans comply with the requirements of the City’s Dark Skies Ordinance to prevent light trespass and limit sky glow. Additionally, lighting will be limited to only the developed portion of the property, leaving approximately 86% of the site in its natural state with no lighting whatsoever. Therefore the proposed project meets this finding.

3. *The proposed project is within an urban scenic corridor designated by the General Plan, and includes adequate design and landscaping, which serves to enhance and beautify the scenic corridor;*

The Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) siting of development on the flatter, less visible, already disturbed portions of the property; (b) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (c) use of (mostly native) landscaping both around the perimeter of the site development boundary and within the development to physically screen and blend the development with its surroundings, and to minimize light spillover impacts; (d) the use of colors and materials for development on-site that are similar to the surrounding natural environment, including earth-tone colors, medium to dark colored/non-glare roofs, and wood accents for the commercial and residential structures; and (e) articulation of design and incorporation of architectural relief elements such as undulating building footprints, window spacing, mansard style roofing (to hide mechanical equipment), and strategically placed decks and balconies that all contribute to successfully avoid large straight, blank facades. Additionally, and as referenced in the Amended Final EIR, all feasible mitigation measures to reduce the project’s visual impact to the scenic corridor have been incorporated into the design of the project. Therefore, the proposed project meets this finding.

4. *The proposed structures, signs, site development, grading, and/or landscaping related to the proposed use are compatible in design,*

appearance, and scale, with existing uses, development, signs, structures, and landscaping of the surrounding area;

The proposed project includes approximately 66 acres of permanent open space, 180 condominium units, a 5,867 retail commercial center, and a community green space (park). The condominium units are situated in 15 three-story, 35 feet high residential buildings (with 12 units each), utilizing a Monterey – Santa Barbara Mission style of architecture and incorporate a variety of design techniques such as undulating building footprints, building articulation, mansard-style roofing (to hide mechanical equipment), adequate window spacing, decking, trim elements, cantilevered upper floor areas with corbels underneath, decorative lighting, and abundant landscaping to break up building massing and to screen and blend the development within its surroundings. The retail commercial center is configured as two one-story buildings generally at 18 feet 8 inches in height, but with tower elements up to 31 feet high, utilizing a Monterey – Santa Barbara Mission style of architecture, and a variety of design techniques such as stepped building footprint, tower elements, building articulation, trim elements, adequate window spacing, mansard-style roofing (to hide mechanical equipment), decorative lighting and landscaping (including plazas and seating areas) to break up building massing, and to screen and blend development with its surroundings. Proposed development is sited and clustered near Las Virgenes Road, and sited on and within the flatter, canyon areas in the previously disturbed western portions of the site preserving the remaining hillside areas free from permanent development. Proposed remediation involves removal and recompaction of the landslide hazard using contour grading techniques, together with compacted engineered fill (buttressing) in the lower canyon bottom to further stabilize the slide area, installation of bench drains to limit water infiltration into the repaired hillside, and re-planting of the slope with native vegetation to replicate oak woodland and chaparral resources removed to accommodate the landslide repair.

Surrounding land uses consist of a variety of commercial uses, such as gasoline service stations, fast food restaurants, and two retail shopping centers north and west of the project site of varying height and massing; the Colony community, which is a residential two-story detached condominium unit subdivision located immediately west of and abutting a portion of the subject property; the Paxton residential condominium project, which is south of the subject property, and includes 78 three-story townhome condominium units; and, open space to the north, east and south. The development pattern along the Las Virgenes Road corridor includes both commercial and residential development, clustered adjacent to Las Virgenes Road, with properties on the east side generally preserving

the upper hillside areas. Additionally, most surrounding development, with the exception of the Mobile gasoline service station and car wash to the north, is designed in either a Spanish-Mediterranean style, or a hybrid Monterrey-style architecture, with varying use of building detailing and massing methods. All existing development within the corridor incorporates landscaping elements.

To this end, the layout and design of the proposed project, which will permanently preserve approximately 66 acres (86%) of the property as open space, and which utilizes the design elements described above, is sited on the flatter already-disturbed canyon in the western portion of the property (adjacent to Las Virgenes Road), is designed with a similar architectural style to the prevalent Spanish influenced architectural design theme within the corridor, incorporates modest, earth colored signage, and utilizes abundant landscaping, is compatible with the design and scale of the existing mix of residential and commercial uses within the vicinity.

Section 17.62.060 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Conditional Use Permit** provided that the following findings are made. The City Council finds the following:

- 1. That the proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

The proposed project includes approximately 66 acres of permanent open space, a 5,867 square foot commercial retail shopping center, 180 residential multi-family residences, and a community green space (park). Zoning districts on the property include: Planned Development (PD) on approximately 10 acres, Multi-family 20 dwelling units per acre (RM-20) on approximately 6 acres, and Open Space – Development Restricted (OS-DR) on approximately 61 acres. Commercial retail shopping centers are a conditionally allowed use in the PD zone per Section 17.11 of the CMC. All other proposed uses are allowed in the respective zones; therefore, the below findings for conditional use permit compliance are in regard to the 5,867 square-foot commercial component of the project only.

Given the various site constraints such as steep slopes, a landslide feature on the southern hillsides, and valuable biotic and scenic resources surrounding a flatter, less visible western canyon area, and the pre-established 16-acre development footprint boundary established by the General Plan, placement of clustered development within the flatter, western canyon area ensures consistency with the Development Code's Hillside Development Standards (CMC Section 17.20.150) by placement

of development in less visible areas of the site and limiting grading on hillsides. Additionally, the project involves grading of hillsides areas to repair and stabilize a slope which contains an identified landslide hazard. Although grading on slopes greater than fifty percent “shall be avoided” per the standards contained in CMC Section 17.20.150, in this case, slope grading is required to be performed to repair an existing geotechnical hazard, and therefore is consistent with Development Code requirements.

The proposed 5,867 square-foot commercial retail shopping center, which is the only use that is “conditionally” allowed, is sited within the PD Zone. Within the PD Zone, project standards regarding lot area, lot width, density, floor area ratio, and setbacks are all established through the approval of a Development Plan. Therefore, with the approval of the Development Plan, the commercial retail shopping center are consistent with these standards. The commercial retail shopping center complies with all other standards contained within CMC Title 17 (Development Code), including, but not limited to, site coverage, height, pervious surfaces, setbacks, landscaping, parking, and lighting. For these reasons, the proposed project meets this finding.

2. The proposed use is consistent with the General Plan and any applicable specific plan or master plan;

The portion of the project site containing the commercial retail shopping center is designated Planned Development (PD) in the City’s General Plan. Maximum land use intensities on the 10-acre PD-designated site are 155,000 square feet of commercial development and 60 multi-family units. The project is proposing 5,867 square feet of commercial development and 60 multi-family residential condominium units within the PD-designated portion of the property, 120 multi-family residential condominium units within the R-MF-20-designated portion of the property, and 66 acres of permanent open space, which is consistent with the General Plan. Furthermore, the entire proposed development, consisting of the commercial retail shopping center and 180 residential units, is contained within approximately 11 acres (of the 16 acres specified in the General Plan), and entirely within the mapped development boundaries.

Per the General Plan Consistency Review (Table 4.7-4 in the Final EIR), the project is consistent with numerous General Plan policies including, but not limited to, one hundred and forty (140) individual General Plan Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-2, III-5, III-6, III-7, III-8, III-11, III-12, III-13, III-14, III-15, III-16, III-17, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-9, IV-10, IV-11, IV-12, IV-13, IV-14, IV-15, IV-16, IV-17, IV-18, IV-19, IV-21, IV-22, IV-23, IV-24, IV-25, IV-27, IV-28, IV-29, IV-30, IV-31, IV-32, IV-

33, IV-34, IV-35, IV-36, IV-37, IV-41, IV-42, IV-45, V-8, V-9, V-12 , V-15, V-16, VI-1, VI-2, VI-7, VI-10, VI-11, VI-13, VI-14, VI-15, VI-16, VI-18, VI-19, VI-21, VI-23, VI-24, VI-25, VII-1, VII-2, VII-4, VII-5, VII-6, VII-7, VII-8, VII-9, VII-10, VII-11, VII-12, VII-14, VII-15, VII-16, VII-17, VIII-1, VIII-3, VIII-4, VIII-6, VIII-8, VIII-9, IX-3, IX-5, IX-6, IX-7, IX-8, IX-9, IX-10, IX-11, IX-12, IX-14, IX-15, IX-16, IX-17, IX-18, IX-19, IX-20, IX-22, IX-24, IX-43, IX-44, IX-46, X-1, X-8, X-9, X-10, X-11, X-13, X-16, XII-1, XII-2, XII-5, XII-7, XII-9, XII-13, XII-14, XII-17, XII-20, XII-21, XII-23, XII-24, XII-29, XII-30, XII-31, XII-32, and XII-33.

The proposed project is designed in accordance with the vision contained within General Plan Community Design Element and as contained on Figure IX-17 in the General Plan by providing development contributing to a “village center” theme, and providing a mix of uses that creates a destination where people can come to live, shop, relax and play. Project development is clustered within the western portions of the flatter, canyon bottom where previous human activity has already substantially disturbed the site, thereby reducing grading and development impacts to hillside areas and biotic resources, including the wildlife corridor, consistent with the General Plan’s conservation policies. The project is also permanently preserving 66 acres of land as open space through recordation of a permanent conservation easement, thereby adding approximately 5 more acres of open space than the approximately 61 acres currently designated as open space in the General Plan. Additionally, the provision of 180 multi-family residential units, including 18 reserved for very-low income families by deed restriction for fifty-five years, meets the General Plan’s projected housing goal for the property, and contributes to the City’s obligation to meet the housing needs of the City and region. The inclusion of above-moderate and very-low income housing is also consistent with the Housing and Community Design Elements of the General Plan, which designate this site for affordable housing. The project, as designed, will not negatively impact traffic conditions on city streets, will increase pedestrian and bicycle connectivity to and through the property, including connecting with open space lands to the east that contains an existing unofficial trail that links to the regional trail system, and provide new transit opportunities consistent with policies contained within the Circulation Element of the General Plan. Consistent with policies contained in the General Plan Safety Element, the project is proposing to repair and stabilize a landslide (safety) hazard which currently exists on-site. Furthermore, the project will meet the City’s noise thresholds, and will not significantly impact utility and life safety emergency services provided by the sheriff and fire departments. Finally, consistent with the General Plan Community Design element, the project is sited and designed to minimize impacts to aesthetics to the

maximum extent feasible, and designed in a way that is compatible with and enhances the Las Virgenes Scenic Corridor.

The subject site is considered a prominent parcel in both the Las Virgenes Gateway Master Plan and the Las Virgenes Road Corridor Plan. The proposed project is consistent with the land use objectives of the Master Plan because it contains a mix of land uses, including open space, a community green space/park, multi-family residential housing, and a commercial retail (shopping center) component, and fosters connections via sidewalks to the nearby Las Virgenes Creek and the open space areas to the east of the property, including a linkage to an existing but unofficial trail that connects to the regional trail system. The project is also consistent in terms of architectural style and colors because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring, mansard style roofs. Additionally, the proposed plan is consistent with the landscaping standards in that extensive tree plantings will occur along street frontages. Circulation components of the master plan are met by the project by the provision of bicycle and pedestrian improvements along Las Virgenes Road, enhanced transit opportunities from the proposed trolley stop, and enhanced access to Las Virgenes Creek and the open space areas and public trail system to the east. Furthermore, the project is consistent with the goal of preserving the environmental integrity of natural features by utilizing clustered site planning, reduced massing through a "village" concept, aesthetic building forms and architectural detailing, natural colors and materials, and robust and well placed native and drought tolerant landscaping.

Therefore, for the reasons mention above, the proposed project meets this finding.

3. The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and

An Amended Final Environmental Impact Report (EIR) was prepared for this project. In preparing the Amended Final EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Amended Final EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are less-than-significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attached to this resolution. Regarding Impact AES-3, all feasible mitigation measures have

been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, housing, cultural, safety, health and recreational benefits of the proposed project, the Planning Commission recommends the City Council, as lead agency, make a Statement of Overriding Considerations, as contained in the Resolution.

4. The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.

The proposed 188,417 square foot mixed-use project includes 180 multi-family residential condominium units, a 5,867 retail commercial center, a community green space (park), and approximately 66 acres of permanent open space. The commercial retail shopping center component, which is the only component that is “conditionally” allowed within the PD Zone, represents 3 percent of the total project. The retail commercial center is configured as two one-story buildings generally at 18 feet 8 inches in height, but with tower elements up to 31 feet high, utilizing a Monterey – Santa Barbara Mission style of architecture, and a variety of design techniques such as stepped building footprints, tower elements, building articulation, trim elements, adequate window spacing, mansard-style roofing (to hide mechanical equipment), decorative lighting, and abundant landscaping (including plazas and seating areas) to break up building massing, and to screen and blend development with its surroundings. The proposed commercial development is sited and clustered near Las Virgenes Road, and sited on and within the flatter, canyon areas in the western previously disturbed portions of the site.

Surrounding land uses consist of a variety of commercial uses, such as gasoline service stations, fast food restaurants, and two retail shopping centers north and west of the project site along and across Las Virgenes; the Colony community, which is a residential two-story detached condominium unit subdivision located immediately west of and abutting the subject property; the Paxton residential condominium project, which is south of the subject property, and includes 78 three story townhome condominium units; and open space lands. The development pattern along the Las Virgenes Road corridor includes both commercial and residential development, clustered adjacent to Las Virgenes Road, with properties on the east side preserving hillside areas.

To this end, the location of the proposed project, like most development along the Las Virgenes Road corridor, is sited on the flatter, already-disturbed canyon in the western portion of the property, and is clustered adjacent to Las Virgenes Road. In terms of operating characteristics, the

proposed commercial retail shopping center (anticipated to be a restaurant, coffee shop, and retail sales) and condominium uses do not conflict with surrounding similar retail, restaurant, and service uses. The commercial retail shopping center provides off-street parking adequate to meet the needs of the facility. Additionally, due to relatively small size of the facility, the facility will not significantly impact traffic on the city street system. Additionally, the project is proposing to dedicate additional right-of-way, construct an additional northbound traffic lane, improvements to the Las Virgenes Road/Agoura Road intersection such as crosswalks and dedicated left turn lanes, continue and connect a bicycle lane to areas north of the Las Virgenes Road/Agoura Road intersection, and provide pedestrian connections to and from the property, which will benefit the existing uses in the vicinity. Regarding the residential uses in the vicinity, the commercial retail shopping center is designed to not impact existing or future residences by physically separating them from existing and proposed residences, adequately landscaping the commercial areas to screen them, and reduce light spillover, and providing adequate parking for customers. Furthermore, the retail and restaurant uses proposed will serve not only the project site, but other surrounding residents, providing other shopping, dining, and social gathering opportunities. For these reasons, the project meets this finding.

Section 17.32.010 of the Calabasas Municipal Code (CMC) allows the review authority to approve an **Oak Tree Permit** provided that the following findings are made. The City Council finds the following:

- 1. The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The oak tree report identifies 206 oak trees on-site, of which 156 (76%) would not be affected by the proposed project, and thus will be preserved. Implementation of the project would result in the removal of 45 oak trees, 24 of which are Heritage oaks, and which have been severely impacted due to the Woolsey Fire in November 2018. Forty (40) of the 45 removals are the direct consequence of remedial grading to repair a landslide hazard located on the southern slopes. Because development of any intensity on this site requires remediation of the landslide hazard, the removal of forty (40) oak trees is unavoidable. The removal of the additional five (5) oak trees is the result of grading for residential building pads within the development footprint, construction of the eastern primary debris basin, and construction of other drainage structures, all of which are

necessary for development of the site. Removal of these oak trees is necessary to enable a project which fully-complies with the General Plan and all applicable standards within the Development Code, as documented and described elsewhere in this resolution and within the staff report.

The removal of 45 oak trees due to development within the 11 acre permanent development footprint, and the 24.67 acres being disturbed by landslide remediation and drainage improvement infrastructure, results in the removal of 1,417.5 inches of oak tree diameter, which is required to be mitigated at a 1:1 ratio for each inch of oak tree diameter lost. To this end, the project is required and conditioned to replace 1,417.5 inches of lost oak tree diameter. Per the project's preliminary Oak Tree Mitigation Plan, 484 oak trees are proposed to be planted as impact mitigation in various locations on the graded slopes, at prominently visible locations along Las Virgenes Road, and within other areas designated for biological habitat mitigation. A final Oak Tree Mitigation will be required to be prepared and submitted for review by the City to ensure consistency with all requirements of Mitigation Measure BIO-6, including restoration in kind for all lost oak woodlands. Also, per Mitigation Measure BIO-6, a City-approved oak tree consultant shall prepare a report after conclusion of grading and construction, and then prepare oak tree monitoring reports annually for the next five years based on bi-annual site visits/oak monitoring. Therefore, the proposed project meets this finding.

2. *The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The project Oak Tree Report identified 206 oak trees on-site, and implementation of the project would result in the encroachment into the protected zones of five (5) oak trees. Encroachments would occur both at the edges of the landslide-repaired slopes on the southern hillside areas and to an oak tree located west of the development footprint (off-site on the Colony community's common area) due to grading activities. These encroachments are necessary for development of the site and to repair the landslide. Therefore, the proposed encroachments are warranted to enable reasonable and conforming use of the subject property.

The Oak Tree Report indicates that the encroachment activities involving the on-site oak trees would not result in significant long-term adverse

impacts to the trees. This conclusion has been confirmed by the City's environmental consultant. To further ensure that adverse impacts to the trees are minimized, the applicant shall comply with all of the Oak Tree Report recommendations, all of which have been incorporated into the Conditions of Approval for this Resolution. Therefore, the proposed project meets this finding.

Section 17.62.020 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Site Plan Review Permit** provided that the following findings are made. The City Council finds the following:

- 1. The proposed project complies with all applicable provisions of this Development Code;*

The proposed project includes approximately 66 acres of permanent open space, a 5,867 square foot commercial retail shopping center, 180 multi-family residences, and a community green space (park). Zoning districts on the property include: Planned Development (PD) on approximately 10 acres, Multi-family 20 dwelling units per acre (RM-20) on approximately 6 acres, and Open Space – Development Restricted (OS-DR) on approximately 61 acres. Commercial retail shopping centers are a conditionally allowed use, and multi-family residences are a permitted use in the PD zone per Section 17.11 of the CMC. Additionally, multi-family residences are a permitted use in the RM zone. As documented previously within this resolution, the proposed uses are designed so as to fully conform to the applicable Development Code standards.

Given the various site constraints such as steep slopes, a landslide feature on the southern hillsides, and valuable biotic and scenic resources surrounding a flatter, less visible western canyon area, and the pre-established 16-acre development footprint area established by the General Plan concentrating the development in the flatter western canyon area ensures consistency with the Development Code's Hillside Development Standards (CMC Section 17.20.150) via placement of the development in less visible areas of the site and limiting grading on hillsides. Additionally, the project involves temporary, remedial grading of hillside areas to repair and stabilize a slope which contains unstable material (e.g. a landslide). Although grading on slopes greater than fifty percent "shall be avoided" per the standards contained in CMC Section 17.20.150, in this case, slope grading is required to be performed to repair an existing geotechnical hazard, and therefore is consistent with development code requirements.

Within the development footprint area (meaning the non-open space), are two zoning districts: the PD Zone and the RM Zone. Project standards

regarding lot area, lot width, density, floor area ratio, and setbacks are all established through the approval of a Development Plan. Therefore, with the approval of the Development Plan, portions of the project that are contained within the PD-zoned portions of the site are consistent with these standards. With the exception of building height and retaining wall height, the project, as a whole, complies with all other standards contained within CMC Title 17 (Development Code), including, but not limited to: site coverage, pervious surfaces, setbacks, landscaping, parking, and lighting. Regarding height, the height requirement for structures constructed within both the PD and RM zones is 35 feet. The commercial retail shopping center has a maximum height of 31 feet, and therefore is compliant with the 35 foot maximum height requirement in the PD Zone. The residential component of the project within both the PD- and RM-zoned portions of the property exceed 35 feet in height. Additionally, two of the proposed retaining walls exceed the 6 foot height requirement contained in CMC Section 17.20.100(B). However, consistent with CMC Chapter 17.22 (Affordable Housing), the project is proposing 10 percent of its residential units as affordable to households with a very low income under a fifty-five year deed restriction. With the provision of 10 percent of the proposed residential units as affordable to a very low income category, Government Code Section 65915(d)(1), requires the City to grant up to two concessions or incentives selected by the applicant/developer. In this case, the applicant has requested relief (meaning concessions) from both building height and retaining wall height. Therefore, although the residential buildings and two retaining walls do not meet the existing code requirement, the granting of the two concessions under State law deem the project consistent with the height requirement. For these reasons, the proposed project meets this finding.

2. *The proposed project is consistent with the General Plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;*

The project site contains both the Planned Development (PD) and Residential Multi-Family-20 (R-MF-20) land use designations. Maximum land use intensities on the 10-acre PD-designated site is 155,000 square feet of commercial development and 60 multi-family units. Additionally, the maximum land use intensity within the 6-acre portion of the property designated R-MF-20 by the General Plan is 20 units per acre. The project is proposing 60 multi-family residential units and 5,867 square feet of commercial development within the PD designated portion of the property, 120 multi-family residential units within the R-MF-20 designated portions of the property, and 66 acres of newly permanently preserved open space, which is consistent with the General Plan. Furthermore, the proposed

permanent development (the non-open space components) is contained within approximately 11 acres (of the 16 areas specified in the General Plan), and entirely within the mapped boundaries of the PD and R-MF-20 designated lands.

Per the General Plan Consistency Review (Table 4.7-4 in the Final EIR), the project is consistent with numerous General Plan policies including but not limited to, one hundred and forty (140) individual Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-2, III-5, III-6, III-7, III-8, III-11, III-12, III-13, III-14, III-15, III-16, III-17, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-9, IV-10, IV-11, IV-12, IV-13, IV-14, IV-15, IV-16, IV-17, IV-18, IV-19, IV-21, IV-22, IV-23, IV-24, IV-25, IV-27, IV-28, IV-29, IV-30, IV-31, IV-32, IV-33, IV-34, IV-35, IV-36, IV-37, IV-41, IV-42, IV-45, V-8, V-9, V-12, V-15, V-16, VI-1, VI-2, VI-7, VI-10, VI-11, VI-13, VI-14, VI-15, VI-16, VI-18, VI-19, VI-21, VI-23, VI-24, VI-25, VII-1, VII-2, VII-4, VII-5, VII-6, VII-7, VII-8, VII-9, VII-10, VII-11, VII-12, VII-14, VII-15, VII-16, VII-17, VIII-1, VIII-3, VIII-4, VIII-6, VIII-8, VIII-9, IX-3, IX-5, IX-6, IX-7, IX-8, IX-9, IX-10, IX-11, IX-12, IX-14, IX-15, IX-16, IX-17, IX-18, IX-19, IX-20, IX-22, IX-24, IX-43, IX-44, IX-46, X-1, X-8, X-9, X-10, X-11, X-13, X-16, XII-1, XII-2, XII-5, XII-7, XII-9, XII-13, XII-14, XII-17, XII-20, XII-21, XII-23, XII-24, XII-29, XII-30, XII-31, XII-32, and XII-33.

The proposed project is designed in accordance with the vision contained within General Plan Community Design Element and as contained on Figure IX-17 in the General Plan by providing development contributing to a "village center" theme, and providing a mix of uses that creates a destination where people can come to live, shop, relax and play. Project development is clustered within the western portions of the flatter, canyon bottom where previous human activity has already substantially disturbed the site, thereby reducing grading and development impacts to hillside areas and biotic resources, including the wildlife corridor, consistent with the General Plan's conservation policies. The project is also permanently preserving 66 acres of land as open space through recordation of a permanent conservation easement, thereby adding approximately 5 more acres of open space than the approximately 61 acres currently designated as open space in the General Plan. Additionally, the provision of 180 multi-family residential units, including 18 reserved for very-low income families by deed restriction for fifty-five years, meets the General Plan's projected housing goal for the property, and contributes to the City's obligation to meet the housing needs of the City and region. The inclusion of above-moderate and very-low income housing is also consistent with the Housing and Community Design Elements of the General Plan, which designate this site for affordable housing. The project, as designed, will not negatively impact traffic conditions on city streets, will increase pedestrian and bicycle

connectivity to and through the property, including providing a dedicated trail access easement connecting with publicly owned open space properties to the east that have an existing but unofficial trail that connects to the regional trail system, and provide new transit opportunities consistent with policies contained within the Circulation Element of the General Plan. Consistent with policies contained in the General Plan Safety Element, the project is proposing to repair and stabilize a landslide (safety) hazard which currently exists on-site. Furthermore, the project will meet the City's noise thresholds, and will not significantly impact utility and life safety emergency services provided by the sheriff and fire departments. Finally, consistent with the General Plan Community Design element, the project is sited and designed to minimize impacts to aesthetics to the maximum extent feasible, and designed in a way that is compatible with and enhances the Las Virgenes Scenic Corridor

The subject site is considered a prominent parcel in both the Las Virgenes Gateway Master Plan and the Las Virgenes Road Corridor Plan. The proposed project is consistent with the land use objectives of the Master Plan because it contains a mix of land uses, including open space, a community green space/park, multi-family residential housing, and a commercial retail (shopping center) component, and fosters connections via sidewalks to the nearby Las Virgenes Creek and the open space areas to the east of the property, including a linkage to the regional trail system. The project is also consistent in terms of architectural style and colors because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring, mansard style roofs. Additionally, the proposed plan is consistent with the landscaping standards in that extensive trees plantings will occur along street frontages. Circulation components of the master plan are met by the project by the provision of bicycle and pedestrian improvements along Las Virgenes Road, enhanced transit opportunities from the proposed trolley stop, and enhanced access to Las Virgenes Creek and the open space trails to the east. Furthermore, the project is consistent with the goal of preserving the environmental integrity of natural features by utilizing clustered site planning, reduced massing through a "village" concept, aesthetic building forms and architectural detailing, natural materials, and robust and well placed native and drought tolerant landscaping.

The project site is located within the designated Ventura Freeway Scenic Corridor and is required to comply with the City's Scenic Corridor Development Guidelines. The design guidelines, recommendations, and requirements set forth by the Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the

project to scenic vistas. These include: (a) siting of development on the flatter, less visible, already disturbed portions of the property; (b) the use of colors and materials for development on-site that is similar to the natural surrounding environment, including earth-tone colors, medium to dark non-glare roof materials, and wood accents; (c) use of contour grading techniques for graded slopes, (d) landscaping with a plant mix emphasizing native vegetation and situated to screen development; and (e) offering peek-a-boo views through the development. Therefore, the proposed project meets this finding.

The project is also required to comply with the requirements set forth in Section 17.20.150 (Hillside and Ridgeline Development) of the CMC. The project achieves the purposes of the City's Hillside ordinance by siting development on the flatter, already disturbed portions of the property to minimize grading on hillsides, by including the use of abundant landscape and sloped rooflines in order to complement the contours of the dominant ridgelines, and the use of plantings along the street-facing slopes of development to screen and soften the building architecture. Also, the more substantial retaining walls for the project have been situated behind buildings where the walls are screened from public view, and all retaining walls are either screened with proposed landscaping or conditioned to have a natural looking appearance and/or screened with landscaping. Therefore, based on the preceding, and upon the Scenic Corridor Permit findings provided within this resolution, the proposed project meets this finding.

3. *The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);*

An Amended Final Environmental Impact Report (EIR) was prepared for this project. In preparing the Amended Final EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Amended Final EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are less-than-significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attached to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, housing, cultural, safety, health and recreational benefits of the proposed project, the Planning Commission recommends the City Council, as lead agency, make a Statement of Overriding Considerations, as contained in the Resolution.

4. *The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;*

The proposed project includes approximately 66 acres of permanent open space, 180 condominium units, a 5,867 retail commercial center, and a community green space (park). The condominium units are situated in 15 three-story, 35 feet high residential buildings (with 12 units each), utilizing a Monterey – Santa Barbara Mission style of architecture and incorporate a variety of design techniques such as undulating building footprints, building articulation, mansard-style roofing (to hide mechanical equipment), adequate window spacing, decking, trim elements, cantilevered upper floor areas with corbels underneath, decorative lighting, and abundant landscaping to break up building massing and to screen and blend the development within its surroundings. The commercial retail center is configured as two one-story buildings generally at 18 feet 8 inches in height, but with tower elements up to 31 feet high, utilizing a Monterey – Santa Barbara Mission style of architecture, and a variety of design techniques such as stepped building footprint, tower elements, building articulation, trim elements, adequate window spacing, mansard-style roofing (to hide mechanical equipment), decorative lighting and landscaping (including plazas and seating areas) to break up building massing, and to screen and blend development with its surroundings. Proposed development is sited and clustered near Las Virgenes Road, and sited on and within the flatter, canyon areas in the previously disturbed western portions of the site. Proposed remediation involves removal and recompaction of the unstable material using contour grading techniques, together with compacted engineered fill (buttressing) in the lower canyon bottom to further stabilize the slide area, installation of bench drains to limit water infiltration into the repaired hillside, and re-planting of the slope with native vegetation to replicate oak woodland and chaparral resources removed to accommodate the landslide repair.

Surrounding land uses consist of a variety of commercial uses, such as gasoline service stations, fast food restaurants, and two retail shopping centers north and west of the project site of varying height and massing; the Colony community, which is a residential two-story detached condominium unit subdivision located immediately west of and abutting a portion of the subject property; the Paxton residential condominium project, which is south of the subject property, and includes 78 three-story townhome condominium units; and, open space to the north, east and south. The development pattern along the Las Virgenes Road corridor includes both commercial and residential development, clustered adjacent

to Las Virgenes Road, with properties on the east side generally preserving the upper hillside areas. Additionally, most surrounding development, with the exception of the Mobile gasoline service station and car wash to the north, is designed in either a Spanish-Mediterranean style, or a hybrid Monterrey-style of architecture, with varying use of building detailing and massing methods. All existing development within the corridor incorporates landscaping elements.

To this end, the layout and design of the proposed project, which will permanently preserve approximately 66 acres (86%) of the property as open space, and which utilizes the design elements described above, is sited on the flatter already-disturbed canyon in the western portion of the property (adjacent to Las Virgenes Road), is designed with a similar architectural style to the prevalent Spanish influenced architectural design theme within the corridor, incorporates modest, earth colored signage, and utilizes abundant landscaping, is compatible with the design and scale of the existing mix of residential and commercial uses within the vicinity.

5. *The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features;*

The subject property is approximately 77 acres in size. Sixteen (16) of the 77 acres are designated for development by the General Plan's Land Use Map, and is generally configured on the flatter, previously disturbed, canyon portions of the western side of the property (characterized by previously graded pads, improved roads, a large debris basin, channelized drains and ditches, and heavily grazed hillsides). The proposed project (inclusive of the 180 multi-family condominiums, 5,867 square foot commercial retail shopping center, community green space, streets, two detention basins, retaining walls, and parking) is clustered on approximately 11 acres located entirely within the 16 acre mapped development area in the General Plan. Maximum density/land use intensity under the City's General Plan Land Use Element is 180 multi-family residential units and 155,000 square feet of commercial development. The project, as mentioned before, is for 180 multi-family residential units and 5,867 square feet of commercial development, which is consistent with the General Plan's residential density requirement, and far less than the development intensity allowed by the General Plan for commercial development on-site. By limiting the development to less than the pre-established 16-acre area mapped in the General Plan, the project proposes to confirm the General Plan's existing protection for the 61 acres of open space, and actually add approximately 5 more acres (for a total of 66 acres) to the City's open space system than is currently designated by the General Plan via a

permanent conservation easement, deed restriction or other appropriate legal instrument. Clustering of development in the westernmost portions of the subject property, as proposed by the project, was anticipated by the General Plan. Therefore, the proposed project meets this finding.

6. *The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.*

Proposed project development is concentrated on a significantly disturbed portion of the 77-acre property, in the westernmost quadrant, close to Las Virgenes Road (an arterial roadway carrying more than 30,000 vehicles per day, and fronted by a wide range of highway-oriented commercial businesses in close proximity). This approach clusters the proposed housing and commercial retail development in the least intrusive portions of the property – away from steep hillsides, sensitive vegetation, riparian and wetland areas, and wildlife habitat areas, and ensuring the protection of 156 oak trees (76% of the total on site). Although substantial additional site disturbance will result from the proposed project due to the need to remediate the landslide hazard (the slide must be over-excavated and then re-formed and re-compacted and buttressed, thereby improving public safety), approximately 86% of the property will be maintained as permanently protected open space area, of which 41.42 acres (54% of the property) will remain entirely undisturbed even during construction. Furthermore, the repaired slope (21.4 acres) will utilize contour grading techniques, and be re-vegetated using native oak trees, purple sage, other native upland species, and native riparian and wetland species to return the site to a natural-looking condition.

Additionally, the subject property is located in a wildlife corridor mapped in the City's General Plan that is approximately 1,679 acres in area and has a variable width which fluctuates from 0.2 miles to approximately one mile wide, but is approximately one mile wide in the vicinity of the project site. The proposed development is concentrated in a clustered 11 acre permanent development footprint that is located adjacent to other existing developed areas along Las Virgenes Roadway, and is approximately 0.25 mile wide. The project is also proposing to permanently preserve the remaining approximately 66 acres of the property as open space. Thus, the project, as proposed, will permanently impact only 0.7 percent (11 of the 1,679 acres) and constrict the wildlife corridor by only 0.25 miles, thereby leaving a 0.75 mile wide wildlife corridor. The limited encroachment into the wildlife corridor is not expected to diminish the corridor's functionality. Furthermore, the project, as mentioned above is proposing to replace lost oak woodland and purple sage scrub habitat, and is conditioned to mitigate for lost water sources.

The addition of buildings to this currently graded site would change the existing visual character of the site; however, the design guidelines, recommendations, and requirements set forth in the Scenic Corridor Development Guidelines have been incorporated into the project design to minimize the visual impact of the project to scenic vistas. These include: (a) siting of development on the flatter, less visible, already disturbed portions of the property; (b) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (c) use of (mostly native) landscaping both around the perimeter of the site development boundary and within the development to physically screen and blend the development with its surroundings, and to minimize light spillover impacts; (d) the use of colors and materials for development on-site that are similar to the surrounding natural environment, including earth-tone colors, medium to dark colored/non-glare roofs, and wood accents for the commercial and residential structures; and (e) articulation of design and incorporation of architectural relief elements such as undulating building footprints, window spacing, mansard style roofing (to hide mechanical equipment), and strategically placed decks and balconies that all contribute to successfully avoid large straight, blank facades. Additionally, and as referenced in the Amended EIR, all feasible mitigation measures to reduce the project's visual impact to the scenic corridor have been incorporated into the design of the project. Therefore, the proposed project meets this finding.

Section 6. In view of all of the evidence and based on the foregoing findings and conclusions, the City Council approves File No. 160003152 subject to the following agreements and conditions:

I. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected by the Applicant and Property Owner, The New Home Company, THNC Canyon Oaks LLC, and THNC Calabasas, LLC, from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to the approval of this File No. 160003152, including the City's adoption of the Project, including the requested Vesting Tentative Tract Map, Development Plan, Conditional Use Permit, Site Plan Review, Oak Tree Permit, Scenic Corridor Permit, and all other requested permits, or any other activities conducted pursuant to this File No. 160003152 or the proposed Project, including all construction and development activities completed under these entitlements. Accordingly, to the fullest extent permitted by law, The New Home Company, THNC Canyon Oaks LLC, and THNC Calabasas, LLC, shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits,

actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this File No. 160003152, or the activities conducted pursuant to this File No. 160003152 or the proposed Project, including all construction and development activities completed under these entitlements. The New Home Company, THNC Canyon Oaks LLC, and THNC Calabasas, LLC, shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

II. CONDITIONS OF APPROVAL

Community Development Department / Planning

1. The proposed project shall be built in compliance with the approved plans on file with the Planning Division, date-stamped received November 30, 2018 by the Community Development Department.
2. All project conditions shall be imprinted on the title sheet(s) of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors.
3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped approved by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff will be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission and City Council. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.

4. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject

property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.

5. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
6. Per the discretion provided in Section 17.64.050 of the CMC, this approval shall be valid for two (2) years from the final approval date. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
7. The Vesting Tentative Map shall be subject to expiration time frames as dictated by Government Code Section 66452.6 (Subdivision Map Act) and any other applicable legislation.
8. Pursuant to Government Code Section 66498.1, approval of the Vesting Tentative Map confers a right to proceed with development in substantial compliance with the ordinances, policies and standards in effect on September 1, 2017 (the date the application was deemed to be complete for filing) and conditions of project approval lawfully imposed consistently with those September 2, 2017 standards. The vested rights conferred by the Vesting Tentative Map approval shall remain in effect for an initial period of twenty-four months from the date of recordation of the final map. The subdivider may submit an application to the Planning Department for a one-year extension of these vested rights prior to the expiration of the initial twenty-four month period. The vested rights conferred by the approval shall expire if a final map is not approved before the expiration of the tentative map as dictated by Government Code Section 66452.6.
9. Prior to the issuance of a grading or building permit, the applicant shall submit a complete final landscaping design and documentation package consistent with Chapter 17.26 of the Calabasas Municipal Code and the California Model Water Efficient Landscape Ordinance, to the Community Development Director for review and approval. The final landscape plan shall not include the use of any invasive plant species. Additionally, all perimeter transitional areas between the development footprint (inclusive of slope grading) and proposed open space areas shall utilize native plant species characteristic of those typically found on the subject property and/or surrounding native plant communities. Per the requirements of Mitigation Measure 3(b) in the Amended

Final EIR, the final landscape plan shall include avoidance measures for fuel modification activities, and the implementation of a weed management plan for all open space areas located adjacent to developed areas that are subjected to fuel modification activities. The requirement for a weed management plan shall be imprinted on landscape plan for each residential development approved, included in the recorded project CC&Rs, and recorded on the deed for each residential and commercial lot. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Community Development or his/her designee.

10. All planting within the traffic visibility area will comply with Section 17.26.040(B)(2)(a)(i) of the CMC and shall not exceed 42" in height, as determined by the Public Works Director.
11. Prior to the submittal of final retaining wall plans for Building and Safety plan check, the applicant shall submit final retaining wall and/or landscaping plans, for the review and approval by the Community Development Director, that include landscaping or design features that help blend Proposed Wall #1, as labeled on Sheet C-9 of the project plans and located along Las Virgenes Road, with its surroundings by use of either landscape elements to help screen the wall, design features/coloration to mimic a natural looking appearance, or that utilize stone cladding typical of stonework found on other structures located along Las Virgenes Road within the Las Virgenes Gateway Master Plan boundaries.
12. All areas outside of the community landscape areas that are disturbed by grading will be restored to an enhanced native condition subject to review and approval by the Community Development Director, and consistent with the mitigation requirements specified within the Amended Final EIR.
13. All ground equipment is required to be fully screened from view except as prohibited by applicable law. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
14. All exterior lights are subject to the guidelines set forth in the City's Dark Skies Ordinance (Chapter 17.27 of the Land Use and Development Code).

15. Applicant and/or property owner shall provide permanent art work to fulfill the Art in Public Places requirement or pay an in lieu fee of 1% of the commercial building valuation or the maximum fee of \$150,000 as dictated in the CMC Section 17.24.020(B), the artwork shall be installed or the fee paid prior to the issuance of a Certificate of Occupancy for the commercial buildings.
16. Signage shall be subject to a sign program and Minor Scenic Corridor permit, which shall be submitted under a separate application and brought to the Planning Commission for review and consideration at a later date. All signage shall comply with the requirements of Chapter 17.30 of the CMC and be designed per the guidelines contained in the Las Virgenes Gateway Master Plan.
17. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with Chapter 17.34 of the Calabasas Municipal Code to the satisfaction of the Community Development Director. Compliance shall consist of achieving the equivalent of a "silver" rating (at a minimum) using the LEED (Leadership in Energy and Environmental Design) rating system version 2.0 developed by the United States Green Building Council for non-residential use components.
18. To demonstrate compliance with Chapter 17.34 of the Calabasas Municipal Code (a.k.a. Green Building Ordinance), the applicant shall submit two documentation packages to the Community Development Department for review in the following manner:
 - a. Prior to issuance of a building or grading permit, the applicant shall submit to the Building & Safety Division a documentation package documenting compliance with all design-related credits being sought. Review and approval of the documentation package is required prior to issuance of a building and grading permit. On a case by case basis, the Director may defer this submittal requirement until a later date for the following reasons: 1) If the applicant can demonstrate through the submittal of a contract that the project team includes a LEED Accredited Professional, 2) if the project team can demonstrate experience with completed development of at least one LEED rated project in California, and/or 3) the project is seeking a LEED "gold" rating or higher.
 - b. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a final documentation package to the Department of Building and Safety that documents compliance with all remaining undocumented LEED credits. Review and approval of the final documentation package is required prior to the issuance of a Certificate of Occupancy.

19. All exterior colors and materials used for construction of the project shall be in substantial conformance with the approved materials and colors palette subject to review and approval by the Community Development Director.
20. All new visible drainage features utilized on slope areas shall use integral earth-toned colors consistent with colors in the area. The proposed color shall be submitted for review and approval by the Community Development Director prior to the issuance of grading permits.
21. Prior to commencement of construction, all necessary grading and building permits must be obtained from the department of Public Works and the Building and Safety Division, respectively.
22. The project must comply with the building standards in effect at the time of submittal to Building & Safety Division for plan review.
23. The project is located within a designated Very High Fire Hazard Severity Zone. The requirements of the Fire Code applicable at the time of Building and Safety Division plan review must be incorporated into all plans.
24. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
25. The applicant shall implement all required mitigation measures identified in the Mitigation Monitoring and Reporting Program of the Final EIR, attached as Attachment 1 to this Resolution subject to review and approval by the Community Development Director.
26. The applicant shall retain a qualified environmental consultant to monitor construction activities for compliance with the mitigation measures in the Amended Final EIR. Within 90 days of issuance of a first certificate of occupancy for project, the applicant shall submit documentation prepared by the consultant that verifies compliance with the mitigation measures in the Amended Final EIR.
27. Prior to issuance of grading permits, the applicant shall submit to the Director or her designee copies of all approved permits from all other Federal, State, and Local agencies having approval authority over any portion of the project.

These agencies include, but are not limited to the US Army Corps of Engineers, US Fish and Wildlife, Regional Water Quality Control Board, Las Virgenes Municipal Water District, the California Department of Fish and Wildlife, Los Angeles County Fire Department, and Los Angeles County Public Works. If no permit is required from any of these agencies, the applicant shall submit copies of correspondence from those agencies stating that fact.

28. Violations of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder, pending review and consideration at a public hearing by the City Council.
29. Prior to issuance of Final Certificate of Occupancy, all conditions of approval and mitigation measures shall be completed to the satisfaction of the Director of Community Development.
30. The applicant shall comply with the City's Quimby Act requirements, as outlined in the Calabasas Municipal Code, prior to the issuance of Final Map Recordation and to the satisfaction of the Community Development Director. The applicant may either pay in-lieu fees or dedicate vacant land to the City, or a combination thereof. Any request for a credit toward the required fees must be reviewed and approved by the City Council.
31. Prior to final map approval, the developer will be required to comply with the provisions of Section 17.20.150(B)(28)(a, b, and c) of the CMC related to maintenance of manufactured slopes.
32. The future Home Owners Association's Conditions, Covenants, & Restriction's for the project shall be reviewed and approved by the City Attorney prior to recordation and prior to issuance of the first residential certificate of occupancy.
33. The future Home Owners Association's Conditions, Covenants, & Restrictions (CC&Rs) shall prohibit storage of any items on residential balconies that are not typical for use and enjoyment of those balconies, and shall include a process for enforcement of such measures.
34. Per Mitigation Measure 1(d) in the project's Amended Final EIR, the future Home Owners Association's Conditions, Covenants, & Restrictions (CC&Rs) shall contain a prohibition of rodenticides (including second generation anticoagulants such as brodifacoum, bromadiolone, difethialone, and difenacoum). The CC&Rs shall stipulate that the prohibition on rodenticides shall be the subject of at least one annual communication by the HOA to its property owners and residents in the form of a meeting and/or a newsletter or an electronic update that is distributed to the homeowner and residents.

Informational requirements shall be consistent to those outlined in Mitigation Measure 1(d). Evidence of this effort shall be forwarded to the Community Development Department by January 1 of each year.

35. Per Section 17.22.020(B)(2) of the CMC, the rental or sale of the eighteen affordable housing units shall be limited to households of very low income (50% of Los Angeles County Median Income) for fifty-five years from recordation of the project's Affordability Covenant. This fifty-five year affordable housing restriction shall be documented in an Affordability Covenant, to be reviewed and approved by the Community Development Director and City Attorney, and which must be recorded on title for all eighteen affordable units prior to issuance of the first residential certificate of occupancy.
36. Per Section 17.22.040(E) of the CMC, the developer is required to pay the commercial affordable housing impact fee prior to issuance of the first building permit.
37. The developer is required to pay all other impact fees, including school fees, prior to issuance of the first building permit.
38. Per Section 17.34.020(C)(6) of the CMC, all streets within the proposed subdivision shall be named and names shall be approved by the City.
39. Per Section 8.34.050(A) and (C) of the CMC, upon no later than seventy-two (72) hours of notice from the City Community Development Department, the property owner shall remove or otherwise abate from the site any graffiti.
40. The applicant shall be responsible for costs associated with City reviews of technical reports submitted for final project approvals.
41. The approximately 66 acres of open space proposed on-site shall be perpetually restricted from future development by recordation of a deed restriction enforced by a Homeowner's Association (HOA)/Codes, Covenants, and Restrictions (CC&R) or by a recordation of a conservation easement, irrevocable offer to dedicate a conservation easement, or similar permanent instrument that ensures the permanent protection of these approximately 66 acres of open space. Whatever instrument is used shall legally preserve the open space areas in perpetuity and shall require management by a local conservation organization or non-profit, such as the Santa Monica Mountains Conservancy, Mountains Restoration Trust, or HOA. The conservation easement or similar instrument shall be recorded prior to the issuance of a certificate of occupancy for the 180th residential unit and must be approved as to form by the City Attorney before recordation.

42. To accomplish the proposed pedestrian access from Las Virgenes Road through the project site and leading eastward to the adjacent MRCA-owned open space lands, the applicant shall record an easement for public access, or other appropriate similar legal instrument. The easement or similar instrument shall be recorded prior to certification and approval of the Final Tract Map, and must be approved as to form by the City Attorney before recordation.
43. Vehicle parking for future trail users shall be allowed, and shall not be restricted or prohibited, in any of the vehicle parking spaces reserved for the commercial retail center or the parallel guest parking spaces located along "Street A", the main roadway extension beginning at the intersection of Agoura Road and Las Virgenes Road and extending to its eastern terminus.
44. All proposed improvements shall remain within the tract boundary, the existing right-of-way, or the 20-foot easement for public road purposes on APN: 2069020016.
45. Construction Activities - Hours of construction activity shall be limited to:
 - i. 7:00 a.m. to 5:00 p.m., Monday through Friday
 - ii. 8:00 a.m. to 5:00 p.m., Saturday

Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent property owners. No vehicles involved in construction of this project shall block the roadway at any time. The applicant or its successors shall notify the director of Public Works of the construction employee parking locations, prior to commencement of construction.

Community Development Department / OakTrees

46. The applicant and property owner shall adhere to the specific recommendations contained within the Oak Tree Report, and all provisions of the Oak Tree Ordinance and policies of the City of Calabasas.
47. The applicant shall plant replacement oak trees to replace each inch of tree trunk diameter removed at a 1:1 ratio. If it is not feasible to plant all replacement oak trees onsite, replacement may include a combination of replanting either on- or off-site and payment of an in-lieu fee (to be determined) to the City's Oak Tree Mitigation Fund. Priority shall be given to on-site mitigation, followed by off-site mitigation, and payment of an in-lieu fee shall be considered only if both on-site and off-site mitigation options are

not possible. Oak tree mitigation shall be accomplished consistent with the requirements stated in Mitigation Measure BIO-6 in the Amended Final EIR.

48. Replacement trees shall be planted onsite in the areas proposed for open space and/or in the restoration areas of the project that exhibit conditions favorable for oak tree growth. If this is not feasible, then the oaks may be planted on a city-approved off-site property, as detailed in a mitigation agreement to be reviewed and approved by the Community Development Director.
49. The applicant shall be responsible for the monitoring and maintenance of the mitigation oaks and relocated trees (if any) for a minimum of five years. If any replacement or relocated tree(s) die during the five-year period, the applicant shall plant new replacement trees and the five-year monitoring period shall begin again from the date of planting for the replacement oak.
50. Monitoring intervals will be determined by the project's Oak Tree Consultant (Consulting Arborist) based on site conditions.
51. Following construction, monitoring will be conducted at least at quarterly intervals for the first three years, and will continue bi-annually for the next two years, or more if warranted.
52. Monitoring of trees to be relocated (if any) will commence at least three months prior to any encroachment or grading activities so as to provide important baseline information used to assess the changes in the tree following transplantation. Success criteria for replacement and relocation trees will be based on the success standards set forth in Section VIII.10 of the Oak Tree Preservation and Protection Guidelines.
53. Unless waived by the City, a refundable security deposit, in an equal amount to the PRC value of the removal trees, including the cost of planting and possible replacement, shall be deposited in trust (e.g. a performance bond or similar instrument) with the City of Calabasas (prior to the issuance of the grading permit) to guarantee the implementation of successful replacement. The deposit shall be refunded upon satisfactory completion of the mitigation requirements at the conclusion of the 5-year monitoring period.
54. A mitigation planting plan shall be prepared and submitted for approval of the City prior to project commencement (i.e., grading permit). If oaks are to be relocated, the plan shall include a relocation feasibility report prepared by an oak relocation specialist. Mitigation requirements include, but are not limited to, the following:

- a. Replacement trees shall consist of Coast Live Oak (*Q. agrifolia*) trees and Valley Oak (*Q. lobata*) trees that have been raised at a nursery using harvested acorns from local oak trees. Every effort shall be made to collect acorns from the native oak trees on the project site and have them raised at a nursery for use as mitigation trees.
 - b. The planting, size and quality of the replacement trees shall be consistent with the specifications outlined in the City's Oak Tree Preservation and Protection guidelines. Small (5 gallon) oak trees shall be utilized whenever possible.
 - c. Inch-for-inch replacement should correspond to the species removed.
 - d. The mitigation plan shall re-establish an equal amount of area of identified oak woodlands as are removed due to the development by planting oak trees in a mosaic of groupings or clusters consistent with tree clusters and groupings found in naturally occurring oak woodlands.
55. In accordance with the Oak Tree Preservation and Protection Guidelines, the following applies to tree removals, as applicable: *"Unless otherwise expressly approved in writing, authorized removal of oak trees shall be accomplished using the following guidelines: a) all portions of the tree shall be completely chipped for mulch and/or removed from the site, and debris shall be relocated to a permitted refuse disposal site. Additionally, the stump must be completely removed and the hole or indentation filled with soil; b) all tree wells that were created to preserve the tree shall be completely filled with soil to the satisfaction of the City Engineer and Building Official."*
56. The applicant shall be responsible for notifying the City's Oak Tree Specialist and the project's Consulting Arborist of any changes in the scope of the work and shall ensure that all work is performed in accordance with applicable ordinances, permits and procedures. Work performed within the protected zones of the trees shall be preceded by not less than 48-hours' notice of same to the City's Oak Tree Specialist and the project's Consulting Arborist.
57. Grading or trenching work in the protected zone of the trees approved for encroachment must be done using hand implements only; the use of mechanized tools or equipment is prohibited except where absolutely necessary AND pre-approved by the City and the project's Consulting Arborist.

58. All work conducted within the protected zone of the oak trees shall be performed in the presence of the project's Consulting Arborist. The protected zone shall commence from a point five (5) feet outside of the dripline and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of an oak tree. For trees with a DBH of 24 inches or greater, in no case shall the protected zone be less than fifty (50) feet from the trunk of the oak tree. Monitoring of the work by a consulting arborist is subject to inspection and approval by the City's Oak Tree Specialist and shall not relieve the Contractor of the obligation to fulfill all of these conditions.
59. Where absolutely necessary and as approved by the City's Oak Tree Specialist, limited mechanized equipment may be used as follows: a rubber-tired excavator or larger mechanized equipment may be set up outside of the protected zone of the trees and can reach in under the canopies to avoid damage to the overhanging limbs. When pre-approved, other equipment may be used within the protected zone of trees that have been approved for such encroachment in the Oak Tree Permit. Placement of anti-compaction material prior to protected zone access by equipment may be required.
60. All roots pruned shall consist of clean, 90-degree angle cuts and shall not be sealed unless directed by the monitoring Consulting Arborist or the City's Oak Tree Specialist. Major roots (2" or greater in diameter) that must be removed should be cut back to the nearest lateral root where feasible.
61. Removal of the natural leaf mulch within the protected zone of the project oak trees is prohibited except where absolutely necessary for encroachment.
62. Upon completion of the work associated with each oak tree approved for encroachment, a four to six-inch layer of certified mulch shall be placed within the protected zone. Where feasible, the native leaf litter should be retained and used as the mulching material.
63. Any canopy pruning for structural or clearance purposes, including dead-wooding, shall be performed by, or under the direction of, a Certified Arborist in compliance with the latest ANSI pruning standards. Smaller limbs should be tied back out of the way to avoid unnecessary pruning for equipment clearance.
64. Equipment, materials, and vehicles shall not be stored, parked or operated within the protected zone of an oak tree, except on an already improved road base for work that is being performed with encroachment approval.

65. Prior to commencement of grading operations, the applicant or his representative shall provide the City with a copy of the protective fencing plan for the oak trees, consistent with the City's Oak Tree Preservation and Protection Guidelines, to be preserved onsite. Fencing shall be no closer than 15 feet to the trunk of any protected tree. Exceptions to this policy may occur in cases where oak trees are located on slopes that will not be grubbed or graded, are located in areas where there is no activity planned, or when oaks are approved for encroachment.
66. When oaks are approved for encroachment, the fencing should be placed in such a manner as to afford the tree the maximum amount of protection while allowing for the encroachment. As a visual barrier to contractors, orange snow-fencing or other temporary fencing should be used at the edge of the protected zone while work is not being performed. Such temporary fencing shall be illustrated on the oak tree fencing plan, should be posted with signage that directs contractors to contact the project's Consulting Arborist when work is to be performed in the protected zone, and should remain in place when work is not actively taking place in the protected zone until the encroachment is completed.
67. All work conducted within the protected zone of the oak trees shall be verified by the City's oak tree consultant at the conclusion of the project. A certification letter is required for all work conducted upon oak trees and shall be submitted within 10 working days after completion of work certifying that all of the work was conducted in accordance with the appropriate permits and the requirements of the Calabasas oak tree protection guidelines.
68. Where chain link fencing is required, signs (minimum 2'x2') must be installed on the fence in four equidistant locations around the tree and must contain the following statement: WARNING - THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF CALABASAS.
69. Fences shall remain in place throughout the entire demolition, grubbing, grading, and construction period and may not be removed without obtaining written authorization from the City.
70. Trees that have had their roots or limbs pruned for grading purposes will be monitored at least at quarterly intervals for the first three years following construction, and will continue bi-annually for the next two years, or more if warranted. If an encroached oak tree should fail as a result of the proposed project during the five-year monitoring period, then the tree shall be replaced according to the standards described in this report.

71. Use of soil sterilizers shall be prohibited under and around existing oak trees.
72. Use of pre-emergent weed killers, chemicals, or other herbicides shall be prohibited within 100 feet of any individual oak tree or within a natural drainage that seasonally irrigates oak trees.
73. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the Planning Division. The certification shall describe all work performed and shall certify that such work was performed in accordance with the above permit conditions. If any work was performed in a manner not in conformance with these conditions of approval then the applicant's oak tree consultant shall identify the instance or instances of a deviation to any of these conditions.

Community Development Department / Biological Resources

74. Prior to commencement of any construction activity, the applicant shall have a qualified biologist conduct a protocol survey, utilizing accepted biological study methods, for the Federally-listed California red-legged frog (CRLF) on the project property. Results of the protocol surveys shall be submitted for review and approval by the Community Development Director no sooner than three weeks prior to, and no later than 10 days prior to, commencement of any construction activity onsite. If CRLF individuals are found within any area of proposed site disturbance, work shall not commence until the applicant's biologist has submitted a mitigation plan outlining specific measures that will be utilized to protect CRLF individuals, and the mitigation plan has been approved by the Community Development Department. Implementation of the mitigation plan is required prior to commencement of any site disturbance activity. The applicant shall notify any positive California red-legged frog results to all appropriate State and Federal agencies as determined by the Community Development Director and as specified in the Amended Final EIR.
75. Prior to the issuance of building permits, the applicant shall submit plans, prepared by a qualified biologist or restoration ecologist, for the establishment of a new water source within the proposed open space-dedicated areas to the east of the development footprint or within an appropriate adjacent off-site location as approved by the Community Development Director, to mitigate for the loss of portions of the ephemeral drainage and two natural seeps which will be eliminated by project development. Appropriate mitigation includes restored (perennially wet) wetland habitat, or installation of a game guzzler or similar device that provides a perennial water source for wildlife. The plans shall be reviewed and approved by the Community Development Director prior to the issuance of building permits for any of the residential buildings. A Certificate of Occupancy for the 180th residential

condominium unit shall not be issued until the wildlife water source replacement has been fully installed and proven to be operational to the satisfaction of the Community Development Director. The functionality of the installed water source shall be certified in writing by the project biologist or restoration ecologist. The restored wetland area or wildlife water source device shall be maintained in perpetuity, and provisions for maintenance shall be included in the recorded CC&Rs for the project, or other appropriate recorded agreement if located off the subject property.

Community Development Department / Noise Attenuation

76. Two weeks prior to commencement of construction, notification shall be provided to off-site residential uses within 500 feet of the project site that discloses construction schedule, including the types of activities and equipment that would be used throughout the duration of the construction period. This notification shall include contact information for construction management (e-mail addresses, phone numbers).
77. Prior to the commencement of any construction activities, temporary sound barriers capable of achieving a sound attenuation of at least 15 dBA shall be installed along the project's western boundary, where feasible, where it abuts or otherwise faces "The Colony" residences to obstruct line-of-site from construction activities to these sensitive receptors. Examples of acceptable types of sound barriers are illustrated in the project Noise and Vibration Technical Report.
78. All power construction equipment shall be equipped with exhaust mufflers or other suitable noise reduction devices
79. All construction areas for staging and warming-up equipment shall be located as far as possible from adjacent residences.

Public Works Department/Engineering

STREET IMPROVEMENTS

80. The applicant shall install mailboxes and posts per City standards and United States Postal service requirements. The applicant shall provide a letter from U.S. Postal Service securing mailbox location approval prior to installation.
81. Prior to any work being performed within the City right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department.
82. The applicant shall provide plans and details of the project frontage and

related street improvements including, but not limited to curb and gutter, sidewalk and driveway to the satisfaction of the City Engineer. Details shall be coordinated with the Planning Division of the Community Development Department, County of Los Angeles Fire Department, the City Landscape Maintenance District (LMD), and the Traffic Division of the Public Works Department.

83. The applicant shall provide plans and details of the new private street (Street "A") and all interior roadways for City review. The new roadways shall comply with the Los Angeles County Department of Public Works standards and requirements. Street plans shall also include the use of decorative pavers at the intersection of Street "A" and Street "B" per the recommendation of the City's Architectural Review Panel (ARP), with such paver stones subject to review and approval by the City Engineer and the Community Development Director.
84. The project access driveways intersecting the new street shall be designed in compliance with the City's driveway and site access policy as set forth in the City Municipal Code, and also in a manner that will allow full conformance with American's with Disabilities Act. The horizontal and vertical alignment for the project's access driveway shall satisfy requirements of the County of Los Angeles Fire Department and the City Engineer.
85. The applicant shall provide line-of-sight analyses for the project access driveways onto the private street relative to adjacent road alignment and proposed landscape, graded slopes, walls and utility features to insure adequate sight distance will be provided by the project design. The secondary (north) driveway shall be restricted to emergency and essential service vehicles only.
86. Prior to the issuance of a Grading Permit, the applicant shall provide a horizontal and vertical alignment for the project's interior streets and access driveways, to the satisfaction of the County of Los Angeles Fire Department and the City Engineer.
87. All pavement structural sections shall be designed by the project Geotechnical Engineer/Consultant and Engineering Geologist and submitted in conjunction with the final soils report for review and approval by the Public Works Department.
88. The applicant shall be responsible for maintenance and repairs of all proposed public street improvements until final acceptance by the City Council.
89. The right-of-way width of Las Virgenes Road adjacent to West Village at

Calabasas property and project site should be consistent to the width outlined in the Las Virgenes Road Corridor Design Plan.

90. Applicant shall provide for street improvements for Las Virgenes Road per the adopted Las Virgenes Road Corridor Design Plan and Public Works Department pedestrian circulation requirements along the project frontage. The improvements will include, but not be limited to, provision for a Class II bike lane, sidewalk, additional pavement and curb and gutter on Las Virgenes Road. The overall proposed curb radius, bike lane and sidewalk width and curb alignment of the roadway improvements fronting the project must be consistent with those recommended in the Las Virgenes Road Corridor Design Plan. To avoid project conflicts, the City Engineer must approve the roadway improvements design prior to the applicant receiving project design approval. Off-site road improvement plans shall be approved and permitted for construction prior to issuance of a grading permit for the on-site improvements.
91. The applicant shall implement all recommended improvements/modifications per the approved project Traffic Study (including recommended Mitigation Measures T-1(a-b) and T-7(a-b) as described in the Final EIR) to the satisfaction of the City Engineer. A signal modification/improvement and restriping of Las Virgenes Road and Agoura Road intersection will be required. Traffic Signal Improvements and Offsite Striping plans shall be approved and permitted for construction prior to issuance of grading permit for the on-site improvements.
92. Prior to the issuance of a grading permit, the applicant shall provide a guarantee for the installation of required street improvements in the form of labor and material and faithful performance bonds or similar security(ies). The required type of bonds/securities and amounts shall be determined by the City Engineer.
93. The roadway improvement striping plans are required to delineate the existing conditions for a distance of up to 500 feet beyond project boundaries to match the current roadway configuration or as directed by the City Engineer.
94. The applicant shall provide and install street name signs prior to occupancy of buildings.

SUBDIVISION MAPPING AND RELATED DOCUMENTS

95. The applicant shall have a final map prepared for the project. Such map shall be prepared by a Registered Land Surveyor, licensed to practice in the State of California, or a Registered Civil Engineer, whose status allows him to

practice land surveying, licensed in the State of California.

96. The final map shall contain a title sheet that includes provisions for signatures of parties required to appear on the map, including, but not limited to, those listed in the Preliminary Subdivision Report. In addition, the cover sheet shall contain provisions for the signature of the City Surveyor, City Engineer, and the Community Development Director of the City of Calabasas.
97. The final map shall contain a plat which reflects the lot boundaries, parcel and property lines, easements of record, any new easements proposed (which are intended to be conveyed by the final map), a metes and bounds legal description, basis of bearings, data tables and other pertinent data.
98. The final map shall be recommended for approval by the Public Works and Community Development Departments, and then shall be approved by the City Council of the City of Calabasas prior to recordation.
99. The approved final map shall be recorded with the County of Los Angeles prior to the issuance of a Building Permit by the Community Development Department.
100. The applicant shall provide a current copy of the preliminary title report, prepared within the last 6 months, for the subject property.
101. The applicant's engineer shall plot all referenced easements on the site plans, grading plans and final map.
102. In order to assure that the proposed common area (including, without limitation, any and all private recreational facilities, private open areas, private ways, private NPDES storm water improvements, and private parking) within the subdivision will be properly and adequately maintained, the subdivider shall record with the Los Angeles County Recorder, at the time of recordation of final map, a Declaration of Covenants, Conditions and Restrictions (CC&R's) in a form approved by the City and legally effective to run with the land.

GRADING AND GEOTECHNICAL

103. The applicant shall submit two sets of precise grading plans prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed construction. The plans should include, but not limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining

walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction, over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, debris basins, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan should include all laterals and utility lines including sewers and water lines.

104. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations, temporary shoring, and other aspects as required for the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The report shall include additional detailed investigations and analyses for proposed landslide mitigation. The reports should be in accordance with the County of Los Angeles standards and the City of Calabasas Public Works Department requirements.
105. Per conclusions and recommendations of the Amended Final EIR and related Geotechnical Feasibility Studies, the applicant shall perform additional detail geologic and geotechnical study for the project as 100-scale and 40-scale plans are prepared.
106. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with the preliminary grading plans and approved geotechnical studies, to the satisfaction of the City Engineer.
107. All other requirements, notes and regulations arising from plan review as determined necessary by the City and their reviewers will be required and shall be incorporated into the design as the need arises during plan review.
108. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction, to the satisfaction of the City Engineer.
109. The applicant shall eliminate all geologic hazards identified within the Final EIR and associated technical reports associated with this proposed development, such that acceptable safety factors are achieved or exceeded in accordance with the recommendations of the City's geotechnical

consultant(s) and to the satisfaction of the City Engineer.

110. All retaining and privacy walls shall be less than 6 feet in height, except where specifically approved for heights greater than 6 feet by the City. Wall details and callouts including top of footings shall be included with the Grading Plans. Any walls to be built during rough grading, and any temporary shoring shall be so noted on the grading and construction plans and shall require the specific approval of the Public Works Department.
111. In addition to global stability analysis, the applicant shall provide an internal and external stability analysis for the proposed segmental walls, to the satisfaction of the City Engineer.
112. Prior to issuance of a grading permit, the applicant shall submit a surety grading improvement bond with the valuation to be determined by the City Engineer upon submittal of the engineering cost estimate of grading and installation of the drainage devices, as described in the approved plan.
113. Prior to issuance of a grading permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).
114. All excavation, grading, site utility installation (private water, sewer and storm drain), pavement construction and related site work shall be observed and approved by the Public Works Department, pursuant to construction permits issued for approved grading and improvement plans. Changed conditions that affect the Grading and Drainage Plans shall be submitted to the Public Works department in the form of a Change Order (Public Works Forms U and U-1), which shall be approved by the City Engineer prior to commencement of any grading activities that do not conform to the approved Grading and Drainage Plans. If the field conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.
115. Grading operations involving the hauling of dirt, debris, or other materials shall be controlled and reasonable efforts to avoid the spillage of dirt onto public streets shall be enforced. Sweeper shall be present during all grading operations to sweep the spillage of dirt. All haul routes shall be approved by the City Engineer and a haul route permit shall be obtained prior to starting hauling operations.
116. The grading contractor shall maintain on site at all times a means of controlling dust and other airborne particulates originating from the project

site. All exposed, disturbed, and graded areas onsite shall be watered three times (3x) daily, covered with environmentally safe soil stabilization materials, and/or roll compacted, until completion of the project construction to minimize the entrainment of exposed soil. At the discretion of the City Engineer, additional dust palliatives or other effective methods (fencing, screening) may be specified to prevent the migration of airborne dust onto adjacent properties.

117. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report. Any deficiencies noted shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted in writing to the City Engineer.
118. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to the City Engineer for review and approval (refer also to Condition Nos. 121 and 122 below).
119. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade (Public Works Form O) and Building Pad (Public Works Form O) Certifications forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad Certifications shall be reviewed in conjunction with the Rough Grade Report by the City Engineer.
120. Approval of Rough Grading. The project Rough Grade Report and Rough Grade and Building Pad Certifications shall be reviewed and approved by the City Engineer. Evidence of such approval shall be provided to the Community Development Department, Building and Safety Division, prior to the issuance of a Building Permit. **No Building Permit shall be issued for the project without these approvals.**
121. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works,

including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes are substantial, and require a review by the Planning Commission. Any field changes made prior to the approval by the City may result in the posting of a Stop Work Order by the City Engineer. In such case, all related construction activity shall cease pending review and approval of field changes.

122. Prior to issuance of a Certificate of Occupancy (C of O), the project Civil Engineer of record shall provide As-Built or Record Drawings to the City reflecting any changes to the approved plan prior to initiation of final inspection.
123. Final Grade Certification. Prior to the issuance of a Certificate of Occupancy (C of O), the applicant shall submit a Final Grade Certification (Public Works Form P) form. The Final Grade Certification shall be reviewed and approved by the City Engineer prior to the issuance of a C of O for the project.
124. The applicant shall comply with all State requirements for construction within a special studies zone. Copies of the report must be sent to the State Geologist by the applicant prior to the issuance of a Certificate of Occupancy (C of O).
125. The applicant shall provide for the mitigation of the potential for liquefaction, lateral deformation and/or dry sand settlement within the project area and adjacent portions of Las Virgenes Road. The applicant shall provide for additional subsurface exploration and analysis to assure the potential for liquefaction within the project and adjacent portions of Las Virgenes Road is mitigated by the final project design.
126. The applicant shall provide for the mitigation of the existing landslide within the project area, as follows:
 - A. Landslide removal shall occur as directed by the project Geotechnical Engineer, to the satisfaction of the City Engineer.
 - B. Stabilization fills and subdrain placement shall occur as directed by the project Geotechnical Engineer, in accordance with the recommendations contained in the final Geotechnical Report, and to the satisfaction of the City Engineer.
 - C. The applicant shall provide for the removal of artificial fill, landslide

debris, unsuitable soils and bedrock as directed by the project Geotechnical Engineer, and to the satisfaction of the City Engineer.

- D. Upon completion of removal of unsuitable soils, testing shall be performed under the direction of the project Geotechnical Engineer where deemed appropriate to confirm the suitability of the ground improvement performed.
 - E. Fill placement and related compaction testing, keyway and bench construction and other supervised grading activities shall be observed by the project Geotechnical Engineer, in accordance with the recommendations contained in the final Geotechnical Report. Summaries of observations, tests and other relevant geotechnical data shall be provided to the City Engineer at appropriate intervals during the site grading process and at any time upon request.
127. The project grading plans shall be reflective of the excavations necessary to achieve the design grades for the building pads, adjacent retaining walls, slopes and property lines. Grading plans shall provide sections as necessary to clarify the depth and grade relationships of these excavations.
128. The grading plans and required sections shall clarify the limits of required over-excavation based on the recommendations of the project soils engineer.
129. The applicant shall provide for the control and drawdown of groundwater encountered during excavation operations. The design of such a dewatering system shall be submitted to the Public Works Department and reviewed/approved prior to the issuance of a grading permit.
130. The applicant shall provide for a means of impounding and clarifying groundwater associated with the dewatering system prior to discharge. Such a system shall be submitted for review to the Los Angeles Regional Water Quality Control Board (LARWQCB) prior to the issuance of a grading permit. Evidence of review and approval shall be submitted to the Public Works Department prior to the issuance of a Certificate of Occupancy.
131. Soil corrosivity shall be analyzed by a corrosion engineer and recommendations incorporated in the final Geotechnical Report. Specific recommendations for project concrete construction and the protection of ferrous and copper metals shall be incorporated into the final design provisions for site improvements and building components.
132. Design of retaining/flood walls at debris/detention basins shall be consistent with the recommendations of the project Geotechnical Engineer, with

allowances for fluid pressure and impact forces, and to the satisfaction of the City Engineer.

- 133.A seepage analysis shall be prepared for retaining/flood walls at debris/detention basins by the project Geotechnical Engineer. Such analysis shall consider seepage rates based on maximum level fluid surcharge, footing geometry and in-place soils characteristics. Based on calculated rates of seepage, toe drains or other equally effective means shall be specified to insure subdrainage is intercepted and conveyed to an approved point of disposal.

HYDROLOGY AND DRAINAGE

- 134.The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed hydrology conditions, the design hydraulics for the proposed on-site and off-site drainage systems, including sizing of inlets, conduits, v-ditches, down drains and other structures, storm water detention and water quality mitigation measures, and associated calculations and conclusions. The drainage study shall include documentation that all building finish floor elevations will remain at least one foot above the 100-year storm recurrence interval (Q_{100}) water surface elevation and/or Capital Flood (Q_{50} Bulked and Burned) (whichever is higher), identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.
- 135.The applicant shall have a drainage analysis prepared for Las Virgenes Road, reflective of drainage areas tributary to the required area of improvement. Such analysis shall take into consideration existing and proposed roadway cross sections and related flow patterns. Such analysis shall be included in the final drainage study.
- 136.All drainage shall be sloped 2% away from all parts of structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal.
- 137.The applicant's engineer shall provide for interception of off-site drainage and related sediment/debris flows from areas subject to burning. Where attenuation of sediment/debris is not contemplated, and bulk-flow inlets or similar facilities are to be used for this purpose, the design of such facilities

and related storm drain conduits shall be consistent with the requirements of the County of Los Angeles.

138. The applicant's engineer shall provide for detention of on-site storm drainage, based on either offsite storm drain capacity limitations or a 'no net increase' approach, whichever yields the greater volume of required detention. In either case the required volume shall be calculated by unit hydrograph or other approved means. Such calculations shall be included in the final drainage study.
139. The portion(s) of the site intended for detention of storm water shall be reflected on the drainage plans, and include construction details for size, shape, volume, fencing and access for maintenance. Design of the outlet works for the areas of detention shall be such that the required volume of detention is attained and the approved maximum rate of outflow is not exceeded. Details of the design of the detention areas and outlet works shall be consistent with those contained in the final drainage study.
140. The applicant's engineer shall prepare drainage plans detailing the required design of the proposed on-site and off-site storm drain systems. The design shall be consistent with the calculations contained in the final drainage study, with appropriate details to allow for plan review, inspection and construction of the required facilities. The on-site storm drain plans, along with plans for any necessary extensions of offsite storm drain systems and connection details, shall be prepared in plan and profile format, and shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit.
141. The applicant shall construct drainage improvements and offer easements needed for street drainage or slopes. All public drainage improvements shall be approved and accepted for operations and maintenance by the County of Los Angeles Flood Control District prior to City approval.
142. The applicant's engineer shall design drainage facilities associated with improvements along Las Virgenes Road. Drainage inlets shall be curb-opening type, located and sized to intercept street flows and limit pavement drainage spread to maintain a 'dry' lane at all times during the peak drainage event. Drainage intercepted by and concentrated in curb and gutter sections shall be intercepted by an appropriately sized curb-opening inlet, and shall not be allowed to cross travel lanes.
143. Unless specifically approved by the City of Calabasas and the County of Los Angeles Public Works Departments, the on-site storm drainage system shall be privately owned and maintained. Drainage plans shall clarify that the on-

site storm drain system is not to be maintained by either the City of Calabasas or the County of Los Angeles. Notwithstanding the foregoing, all on-site drainage system components shall be constructed to the specifications and requirements of the County of Los Angeles and the City of Calabasas; and, following completion, these facilities shall be subject to inspections by the County of Los Angeles and the City of Calabasas from time to time to ascertain proper and adequate maintenance and repair of the facilities.

144. The applicant shall provide for the perpetual ownership and a program of regular maintenance of the on-site drainage facilities, including but not limited to the proposed storm drain pipes, catch basins, interceptor ditches, debris basins, detention facilities, water quality treatment devices, area drains, etc. The proposed program shall be submitted to the Public Works Department for approval and shall include exhibits showing the locations of facilities to be maintained, and narrative descriptions of the facilities with required frequency of maintenance. Any debris and detention facilities shall be adequately detailed to allow the perpetual maintenance of required volume. Such details shall include limits and dimensions of facilities (i.e. top and bottom dimensions, depth, design volume) such that future maintenance and cleaning efforts shall adequately restore the shape and operational capacity of the facility. The approved program shall be included in the project CC&R's and recorded with a maintenance covenant to insure perpetual maintenance of such facilities and devices.

145. The applicant's engineer shall provide for the mitigation of the project's storm water quality impacts, to the satisfaction of the City Engineer. The applicant's engineer shall provide calculations for the sizing and location of devices intended to mitigate such impacts in accordance with the County of Los Angeles NPDES, SUSMP, and USMP requirements and the County of Los Angeles Low Impact Design (LID) Manual. Choice of best management practices (BMP's) shall be consistent with those reflected in the LID manual and in accordance with the applicant's SUSMP Exhibit. Calculations shall be submitted with the final drainage study. The locations of required water quality treatment devices shall be shown on the drainage plans. Details of the required devices shall be included in the drainage report and detailed on the project plans.

UTILITIES

146. All new utilities serving the proposed project shall be placed underground.

147. All existing overhead utilities (electric, telephone, cable, etc.) along the project frontage and along the project boundaries shall be converted

underground.

148. The project shall connect to an existing sanitary sewer. The applicant shall construct a 6-inch minimum sewer lateral to connect the proposed project to the existing available sewer main.
149. The applicant shall have a Sewer Area Study prepared by a Registered Civil Engineer licensed to practice in the State of California. The sewer study shall demonstrate to the satisfaction of the City Engineer that there is available capacity for the project sewer flows to be added to the downstream sewer collection system.
150. Sewer connection fees shall be paid to the Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees to Public Works prior to issuance of a Building Permit.
151. The project shall connect to an existing water main. The applicant shall construct a water service lateral to connect the proposed project to the existing available water main.
152. Water service connection, associated meter fees and any other miscellaneous fees/assessments shall be paid to Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees (ie: LVMWD's Financial Arrangement Letter) to Public Works prior to the issuance of a Building Permit.
153. The applicant shall grant easements to the City of Calabasas, County of Los Angeles, LVMWD, and any other appropriate agency or utility, or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this project, to the satisfaction of the City Engineer.
154. The applicant shall pay all energy costs associated with street lighting for a period of one year from initial street light use. The applicant shall also complete annexation to the County Lighting Assessment District for payment of future maintenance and power prior to issuance of a certificate of occupancy for the 180th condominium unit.

TRAFFIC AND TRANSPORTATION DIVISION

155. Las Virgenes Road/the project frontage striping and signage plans shall be presented to Traffic and Transportation Commission for the commissioners' review and consideration prior to approval by the City Engineer.

156. The applicant's traffic engineer shall analyze the project's impact on access and egress to the future Rondell Smart Park located north of the project. The updates shall be presented to the Traffic and Transportation Commission.
157. The project is located within the Lost Hills/Las Virgenes Road Bridge and Thoroughfare Construction Fee (B&T Fee) District. Project will be required to pay \$1,971 per multi-family residential unit and \$14.18 per square foot of retail space. As proposed, the B&T fee @ 180 condominium units and 4 units and 5,867 square feet of retail space is \$437,974. Final payment amount will be based on number of approved units and retail space. Payment of B&T District Fees to City will be required prior to issuance of a first Certificate of Occupancy.
158. Construction activity and traffic control shall be staged such that vehicular, pedestrian and bicycle access to adjacent properties are maintained at all times.
159. The applicant shall be responsible for striping and curb marking changes on Las Virgenes Road and Agoura Road that are affected by the addition of a new private street at the intersection and construction activity near the site. Striping plans prepared by a Registered Civil/Traffic Engineer shall be approved and permitted for construction by the Public Works Department prior to issuance of grading permit for the on-site improvements.
160. The applicant shall be responsible for traffic signal improvements at the intersection of Agoura Road and Las Virgenes Road. The improvements shall include, but not be limited to, adding separate left turn phases on Las Virgenes Road; replacement of a new signal cabinet, signal controller and other appurtenance devices; upgrading signal hardware such as signal heads, standards and safety lights; replacement of new pedestrian countdown signal heads and push buttons; replacement/installation of signal interconnect and underground conduits; and, replacement of the video detection cameras.
161. The applicant shall pay for the signal timing adjustment at the intersection of Las Virgenes Road and Agoura Road. The retiming will also include signal coordination between US-101 SB Ramps and Lost Hills Road on Las Virgenes Road. The payment amount is \$6,000. Payment of the timing adjustment fees to City will be required prior to issuance of a first Certificate of Occupancy.
162. Prior to the issuance of a grading permit, the applicant shall prepare a Construction Traffic Management Plan (CTMP) for review and approval by City staff. The CTMP shall include, but not be limited to, the Construction

Mitigation Measures per the approved Traffic and Circulation Study. The CTMP should include street closure information, detour plans, haul routes, staging plans, parking management plans and traffic control plans. The CTMP should be based on the nature and timing of the specific construction activities and account for other concurrent construction projects in the vicinity of the project site.

163. The applicant shall prepare a Transportation Demand Management (TDM) Plan in accordance with CMC Section 17.28.110(C). The TDM programs and features shall be approved by the City Engineer.

Public Works Department/Environmental Services Division

164. This project will disturb one acre or greater of land, and therefore, must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). Prior to issuance of a grading permit, the applicant must submit to the City:

- a. Proof of PRD filing confirmation with the State Water Resources Control Board under the new General Permit (Order No. 2009-0009-DWQ Permit);
- b. A statement of owner's certification that a State Water Resources Pollution Prevention Plan (SWPPP) has been prepared; and
- c. A copy of the SWPPP prepared for the project complying with all applicable requirements of the Order No. 2009-0009-DWQ.

165. This is a Planning Priority Project as defined in the City of Calabasas' National Pollutant Discharge Elimination System (NPDES) permit. As such, the construction drawings must incorporate the following five requirements into the project design prior to the issuance of the grading permit:

- a. Conserve natural areas;
- b. Protect slopes and channels;
- c. Provide storm drain system stenciling and signage;
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
- e. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

166. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the construction site:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
- b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
- c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
- d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

167. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit. An Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post-construction best management practices (BMPs) into the design of the project must be prepared and approved prior to issuance of any grading. Please refer to the Los Angeles County *Standard Urban Stormwater Mitigation Plan (SUSMP)* for applicable design requirements. The project-specific USMP shall describe how this project design conforms to all requirements set forth in the SUSMP and must include a fully executed and recorded "Maintenance Covenant for Parcels Subject to SUSMP Requirements" to provide for on-going maintenance of the BMPs that have been chosen.

168. All storm drain catch basins shall be retrofitted with the full capture debris screens approved by the Los Angeles County Flood Control District. The full capture devices shall be similar to the devices installed in adjacent public streets.

169. Provide adequate filtration for all hillside drains to capture debris and sediment before entering the storm drain system.

170. Landscape areas should utilize a concave design to capture irrigation runoff and first $\frac{3}{4}$ inch of a two year storm event for the landscape area only; additional capacity should be included if runoff from the roof and all hardscape areas is directed to landscaped areas.

171. Direct runoff from the driveway toward permeable areas and construct portions of the driveway from porous materials.
172. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to obtain final clearance of occupancy.
173. Per the CMC Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." Recology is the only service provider permitted to operate in Calabasas. An Encroachment Permit is required prior to placing a refuse bin/container on the street.
174. Grading shall be prohibited from **October 1st** through **April 15th**, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations.
175. Individuals responsible for SWPPP preparation, implementation, and permit compliance shall be appropriately trained. This includes those personnel responsible for developing the SWPPP called Qualified SWPPP Developer (SQD) and those personnel responsible for installation, inspection, maintenance, and repair of BMPs called the Qualified SWPPP Practitioner (QSP). They shall provide a certificate of appropriate trainings. Training sessions are offered by government agencies or professional organizations.
176. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction site left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented will be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.

Las Virgenes Municipal Water District

- 177. The applicant shall pay applicable water meter and sewer fees prior to construction.
- 178. The applicant shall implement and maintain water conservation measures including but not limited to, fixture design and installation (use of ultra-low flush/flow toilets and shower heads), and hot water circulating systems.
- 179. The applicant shall implement maximum use of recycled water during and after construction, including landscaping. The applicant shall be required to meet all of the District's conditions of service in order to be served.

Los Angeles County Fire Department

- 180. Obtain all applicable permits and approvals from the Los Angeles County Fire Department.
- 181. The applicant shall meet all Conditions of Approval as listed in the Los Angeles County Fire Department – Fire Prevention Division Review Letter dated July 3, 2019.
- 182. Submit three copies of the Final Map to LACoFD, Land Development for review and approval prior to recordation.
- 183. All required fire hydrants shall be installed, tested and accepted prior to the start of construction.

Section 7. All documents described in Section 1 of CC Resolution No. 2021-1733 are deemed incorporated by reference as set forth at length.

Section 8. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby certifies the adequacy of an Environmental Impact Report and approves File No. 160003152:

The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 12th day of May 2021.

James R. Bozajian, Mayor

ATTEST:

APPROVED AS TO FORM:

Maricela Hernandez, City Clerk
Master Municipal Clerk
California Professional Municipal Clerk

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney

Applicant/Owner's Acceptance of Indemnification and All Conditions:

By: _____
Name: _____
Title: _____

ATTACHMENTS:

Attachment 1- Mitigation Monitoring and Reporting Program



Mitigation Monitoring and Reporting Program

West Village at Calabasas Project



Rincon Consultants Inc.
March 2021



City of Calabasas

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the 2021 Final Environmental Impact Report (2021 Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

The 2021 Final EIR includes 28 mitigation measures to address potential impacts related to aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, traffic and circulation, and tribal cultural resources. The following table will be used as the checklist to determine compliance with these measure.

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
AES-1: Landscaping Plan							
Any vegetation included in the Landscaping Plan along the Las Virgenes Road frontage shall be species that do not typically grow to a height in excess of 30 feet.	Review Landscaping Plan to verify compliance.	Prior to issuance of building permits.	Once.	City of Calabasas Community Development Department			
Air Quality							
AQ-1: Dust Minimization							
<p>The grading phase involves the greatest amount of heavy equipment and the greatest generation of fugitive dust. Therefore, the following conditions, which would be required to reduce fugitive dust in compliance with South Coast Air Quality Management District Rule 403, are included as mitigation.</p> <ul style="list-style-type: none"> ▪ Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. ▪ Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after 	Verify that dust control measures are included as a note on all grading and building permits; field verify compliance.	Prior to issuance of grading and building permits; continuously during grading and construction.	Once for grading and building permit verification; field verification periodically during grading and construction.	City of Calabasas Community Development Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	work is done for the day.						
	<ul style="list-style-type: none"> ▪ Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust. ▪ No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period). ▪ Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. 						

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources							
BIO-1(a): Pre-construction Special-Status Wildlife Surveys and Construction Monitoring							
<p>No more than one week prior to vegetation clearing and ground disturbance on the project site, a qualified biologist shall conduct pre-construction surveys for special-status wildlife species, including, but not limited to, California red-legged frog, Crotch’s bumble bee, American badger, and southern California mountain lion, within the construction footprint and a 200-foot survey buffer area. The pre-construction surveys shall include a daytime survey and a nighttime survey and shall document all indicators of special status species occurrence, including burrows, natal dens, tracks, and other signs. The surveys shall include mapping of current locations of special-status wildlife species for avoidance and relocation efforts and to assist construction monitoring efforts. In addition, during any construction activities involving vegetation clearing, the applicant shall contract with a biologist to conduct periodic, but no less than weekly, biological monitoring so as to assist in avoiding and minimizing impacts to special-status wildlife, natal mountain lion dens, and protected nesting birds in the path of construction. Other locally important wildlife species or wildlife SSC, which are not formally listed (including, but not limited to, coast horned lizard, California coastal whiptail, western mastiff bat, and desert woodrat), shall be captured by a qualified biologist possessing a Scientific Collecting Permit that authorizes handling and relocation of wildlife during construction. Where applicable, wildlife shall be protected, allowed to move away on its own (i.e., non-invasive, passive relocation), or</p>	<p>Verify that a qualified biologist possessing a Scientific Collecting Permit has conducted pre-construction surveys, a worker environmental awareness training, and continual biological monitoring for special-status wildlife species within the construction footprint and within a 200-foot survey buffer area. CDFW shall be notified and consulted regarding the presence of any special-status wildlife species, and USFWS shall be notified if a federally-listed species is found on-site. Continuous construction monitoring shall be conducted during any construction activities involving vegetation clearing, or modification of natural habitat. If any SSC or listed species are harmed during relocation of a dead or injured animal is found, the City and CDFW and/or USFWS (depending on the species’ status) shall be notified. Review formal report of all special-status species observances and verify submission of forms to the CDFW’s CNDDDB and the report to CDFW and/or USFWS, as appropriate. Pre-construction surveys shall be conducted no more than one week prior to construction activities within the project site and shall be submitted to the City no later than three weeks after completion. Review and approve the Relocation</p>	<p>Survey, worker environmental awareness training, and review and approval of Relocation Plan prior to issuance of grading permits; field verification as necessary throughout site preparation, grading, and construction; report submittal upon completion of vegetation clearance and initial natural habitat alteration and prior to the issuance of building permits.</p>	<p>Once for survey; field verification as needed periodically during construction.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>relocated at least 200 feet from the grading limits to adjacent appropriate habitat within the open space on-site or to suitable habitat adjacent to the project area. A Relocation Plan shall be prepared for review and approval by the City prior to the initiation of project construction. The Relocation Plan shall include a description of potential species to be encountered, methods of capture and release, a map of suitable relocation areas, and methods for reporting killed, injured, and relocated animals.</p> <p>The CDFW shall be notified and consulted regarding the presence of any special-status wildlife species found on-site during the pre-construction surveys or during biological monitoring. If a Federally listed species is found prior to or during grading of the site, the USFWS shall also be notified. Only a USFWS-approved biologist shall be authorized to capture and relocate listed species.</p> <p>If any SSC or listed species are harmed during relocation or a dead or injured animal is found, work within 50 feet of the find shall stop immediately, the qualified biologist shall be notified, and the location and species of the dead or injured wildlife shall be documented immediately. The qualified biologist shall contact the USFWS, CDFW, and the City by telephone by the end of the day or at the beginning of the next working day if the agency office is closed. Documentation of all special-status species observances shall include submittal of completed forms to the CDFW's California Natural Diversity Database (CNDDDB), complete with a location of documented occurrence and photo documentation. In addition, a formal report shall be sent to the</p>	Plan.						

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>City, CDFW, and USFWS (as appropriate) within three calendar days of the incident or finding. The report shall include the date, time of the finding or incident (if known), and location of the carcass or injured animal and circumstances of its death or injury (if known). Work in the immediate area shall resume only once the proper notifications have been made and additional avoidance measures have been identified by the City or other responsible agencies to prevent additional injury or death.</p> <p>The methods and results of the pre-construction survey(s) and any relocation efforts during those surveys shall be documented in a brief letter report (Pre-Construction Survey Report) and submitted to the City no later than one week following the completion of the last survey and before the initiation of grading. The methods and results of the biological monitoring and any relocation efforts conducted during construction shall be documented in a brief letter report (Biological Monitoring Report) and submitted to the City upon completion of vegetation clearance and initial natural habitat alteration. The Biological Monitoring Report shall provide a list of species relocated, injured, or killed as part of project activities.</p> <p>A qualified biologist shall be retained to prepare a worker environmental awareness training prior to implementation of project ground-disturbing activities. The qualified biologist shall meet with the construction crew at the project site at the onset of construction to educate the construction crew on the following:</p> <ul style="list-style-type: none"> ▪ A review of the project boundaries; ▪ All special-status species that may be present, their habitat, and proper identification; and 						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> The specific mitigation measures that will be incorporated into the construction effort. <p>The qualified biologist shall prepare maps showing locations where SSC were detected and share this information with workers as part of the training. The qualified biologist shall communicate to workers that upon an encounter with an SSC, work must stop, a qualified biologist must be notified, and work may only resume once a qualified biologist has determined that it is safe to do so. Any contractor or employee that inadvertently kills or injures a special-status animal, or finds one either dead, injured, or entrapped, shall immediately report the incident to the qualified biologist and/or on-site representative identified in the worker training.</p>							
BIO-1(b): Conduct Nesting Bird Surveys, Establish Active Nest Avoidance Buffers, and Monitor Active Nests							
<p>Because construction may occur during the bird breeding season (February 1 to August 31), the project is subject to bird survey requirements. Pre-construction nesting bird surveys shall be conducted to determine the locations of nesting birds. Bird surveys shall include a minimum of three nesting bird surveys to be conducted by a qualified biologist, within two weeks, and no later than three days prior to the start of vegetation clearing. Weekly bird nesting surveys shall be reinitiated if land clearing activities are delayed for more than one week. The nesting bird survey area shall include a buffer around the grading limits and land clearing limits of 500 feet to accommodate potential raptors that could be affected. Generally, if an active bird nest is found, a maximum 300-foot buffer (depending on the species and noise and site</p>	<p>If initial ground disturbing activities occur during the breeding bird nesting season, verify that a qualified biologist has performed at least three nesting bird surveys and review the results submitted to the City. If active bird nests are located during the pre-construction survey and could be impacted, field verify buffer zones are flagged. Upon completion of active nest monitoring efforts, review the Nesting Bird Survey and Active Nest Monitoring Report.</p>	<p>Survey verification prior to issuance of grading permits; field verification as necessary during grading and construction.</p>	<p>Once for survey verification; field verification as necessary periodically during construction.</p>	<p>City of Calabasas Community Development Department</p>			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>conditions) would be established surrounding the nest(s) and shall be flagged for avoidance. If any active raptor nests are found, typically a suitable buffer area of 250-500 feet from the nest shall be established until the nest becomes inactive (absence of eggs, chick, and adults). The avoidance buffer area for nesting birds may be reduced upon the approval of the monitoring biologist as determined by the species nesting and the activity being conducted. If an active nest of a special-status bird species is found, a suitable buffer area of 200-500 feet from the nest (depending on the status of the species) shall be established until the nest becomes inactive, and CDFW/USFWS shall be consulted.</p> <p>If active bird nests are found and avoidance buffers are established prior to or during construction, a biologist shall monitor the active nest(s) during initial land clearing activities and/or construction activities to determine whether the recommended avoidance buffers are adequate to the point that nesting activities are not being stressed or jeopardized.</p> <p>Disturbance may occur within the avoidance buffer area only after the young have fledged (i.e., the birds are no longer reliant on the nest) as determined by the monitoring biologist.</p> <p>The methods and results of the nesting bird survey(s), any nesting bird avoidance efforts as a result of those surveys, and the success of the avoidance buffers shall be documented in a letter report (Nesting Bird Survey and Active Nest Monitoring Report) and shall be submitted to the City no later than three weeks following the completion of active nest monitoring activities.</p>						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(c): Pre-construction Bat Surveys and Construction Monitoring							
<p>To avoid the direct loss of bats that could result from removal of trees and/or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) to the extent feasible, tree removal or relocation shall be scheduled between October 1 and February 28, outside of the maternity roosting season. If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist shall conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>Each tree and/or structure identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, any trees being removed shall be pushed down using heavy machinery. If pushing down trees with heavy machinery is infeasible, then trees can be felled with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts shall not be cut up or mulched immediately. A period of at least 24</p>	<p>If trees and/or structures that may provide maternity roost habitat must be removed during the maternity season, verify that a qualified bat specialist has conducted a pre-construction survey with results submitted to the City. If trees and/or structures are identified as potentially supporting an active maternity roost during the pre-construction survey and could be impacted, field verify that the appropriate tree removal method is used.</p>	<p>Survey verification prior to issuance of grading permits; field verification as necessary during grading.</p>	<p>Once for survey verification; field verification as necessary periodically during construction.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments

hours shall elapse prior to such operations to allow bats to escape.

BIO-1(d): Rodent Control

Rodenticides (including second generation anticoagulant rodenticides such as brodifacoum, bromadiolone, difethialone, and difenacoum) are prohibited.¹ This requirement shall be printed on the landscape plans for each residential development approved, and included in the project covenants, conditions and restrictions (“CC&Rs”), and recorded on the deed for each residential and commercial lot. The CC&Rs shall stipulate that the prohibition on rodenticides (including second generation anticoagulant rodenticides) shall be the subject of at least one annual communication by the HOA to its property owners and residents in the form of a meeting and/or newsletter or electronic update that is distributed to property owners and residents. The meeting and/or newsletter or electronic update shall provide context, research, and data so property owners may understand why rodenticides (including second generation anticoagulant rodenticides) are prohibited due to their harmful effects on the ecosystem and wildlife. The HOA may consult with a qualified biologist and/or CDFW to prepare informative materials. Evidence of this effort shall be provided to the City Planning and Community Development Department each year by January 1st.

Verify that landscape plans, project CC&Rs, and deeds for residential and commercial development include prohibition of rodenticides.
 Verify evidence of annual communication by the HOA to its property owners and residents in the form of a meeting and/or newsletter or electronic update is provided to the City.

Review of plans prior to issuance of final occupancy permits; resident communication annually.

Once for plan review; resident communication annually.

City of Calabasas Community Development Department

¹ Second generation anticoagulant rodenticides “were developed beginning in the 1970s to control rodents that are resistant to first-generation anticoagulants. Second-generation anticoagulants also are more likely than first-generation anticoagulants to be able to kill after a single night’s feeding. These compounds kill over a similar course of time but tend to remain in animal tissues longer than do first-generation ones. These properties mean that second-generation products pose greater risks to nontarget species that might feed on bait only once or that might feed upon animals that have eaten the bait.”

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-1(e): Construction Monitoring for California Red-Legged Frog (CRLF)							
<p>A qualified biologist with experience monitoring CRLF and knowledge of CRLF biology shall be on site to monitor ground-disturbing activities on the project site. Ground-disturbing activities include, but are not limited to, site preparation, equipment staging, mobilization, vegetation clearing, grading, excavating, demolition, paving, and soil compaction. Prior to filling the catchment basin, a qualified biologist shall survey the basin thoroughly for CRLF and egg masses, depending on the season. The catchment basin shall be filled outside of the rainy season and when the catchment basin is completely dry.</p> <p>If CRLF is identified within the project site during project construction, ground-disturbing activities shall immediately cease, and the USFWS shall be notified and consulted immediately. No CRLF shall be captured, handled, or relocated without approval by the CDFW/USFWS. No construction or activities where the CRLF was detected, plus a 50-foot buffer, shall occur while consultation with CDFW/USFWS is ongoing. The qualified biologist shall inform workers of the protected area/exclusion zone and adequately flag the area where CRLF was detected. Ground-disturbing activities shall only recommence following guidance from CDFW/USFWS. The methods and results of the CRLF monitoring conducted during ground-disturbing activities shall be documented in a brief letter report (Initial Grading Ground-Disturbing Monitoring Report) and submitted monthly to the City.</p>	<p>Verify that a biologist experienced with CRLF is monitoring initial grading activities. USFWS shall be notified if CRLF is found on-site. Continuous construction monitoring shall be conducted during initial grading activities.</p>	<p>Field verification as necessary during initial grading activities; review of report prior to issuance of building permits.</p>	<p>Field verification as necessary periodically during initial grading activities; once for report review.</p>	<p>City of Calabasas Community Development Department</p>			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIO-3(a): Upland Restoration							
<p>To mitigate for impacts to purple sage scrub at a 1:1 mitigation ratio, an upland restoration plan (URP) shall be prepared by a qualified biologist/restoration ecologist, with a primary focus on topsoil salvage to maintain important elements required for a healthy ecosystem, including mycorrhizae (soil fungus), healthy soil structure, balanced soil chemistry needed for native plant uptake, proper characteristics to support naturally occurring vegetation and the wildlife it supports, as well as functionality for needed biological services in the watershed. Specifically, the URP shall include the following:</p> <ul style="list-style-type: none"> ▪ Detailed site location for all aspects of the restoration; ▪ Detailed description and graphics of the mechanics of the topsoil salvage and soil stabilization; ▪ Native plant palette, planting plan, time of year planting will occur, and irrigation plan; ▪ Maintenance program and invasive species control program; and ▪ Monitoring and reporting program with measurable success criteria. <p>Planting, maintenance, monitoring, and reporting shall be overseen by a restoration specialist familiar with the restoration of similar native habitats. Determination of restoration adequacy shall be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity. The URP will be considered successful if after 5 years the percentage of native cover of Purple Sage Scrub is similar to the unaffected population of Purple Sage Scrub on the project site. The URP shall</p>	<p>Verify that a URP has been prepared by a qualified biologist/restoration ecologist. A restoration specialist shall determine restoration adequacy and determine remedial measures in the event that the performance criteria are not met. Verify that Catalina mariposa lily propagules/bulbs have been deposited at a Documented Conservation Seed Collection.</p>	<p>Verification that the URP has been completed prior to issuance of grading permits; verification of Catalina mariposa lily propagule/bulb deposition prior to issuance of building permits; restoration monitoring annually for a period of five years.</p>	<p>Once for URP verification; once for verification of Catalina mariposa lily propagule/bulb deposition; annual monitoring reports for a period of five years.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>include remedial measures in the event that the performance criteria are not met for a particular year. Annual monitoring reports for a period of five years shall include at a minimum results for the following: restoration planting survival, percent cover, species richness, maintenance conducted, contingency measures implemented, qualitative assessment of habitat restoration, exotic plant control efforts, and photo-documentation.</p> <p>Catalina mariposa lily propagules/bulbs shall be collected from the project site and deposited as a Documented Conservation Seed Collection at either Santa Barbara Botanic Garden or the California Botanic Garden (formerly known as Rancho Santa Ana Botanic Garden). Evidence of Documented Conservation Seed Collection will be provided in the URP reporting.</p>							
BIO-3(b): Non-Invasive Plant Palette							
<p>The project landscape plan shall not include plantings of any species contained in the Cal-IPC Invasive Plant Checklist within the proposed development area or open space and riparian restoration areas. The landscape plan shall include avoidance measures for fuel modification activities. In addition, a weed management plan for developed areas adjacent to open space shall be prepared. This requirement shall be printed on the landscape plans for each residential development approved, and included in the project covenants, conditions and restrictions ("CC&Rs"), and recorded on the deed for each residential and commercial lot. The landscape plan shall include an irrigation plan demonstrating that landscape watering will not create runoff to open space areas. The final</p>	<p>Review landscaping plan to verify compliance.</p>	<p>Prior to issuance of grading permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department</p>			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
landscape plan shall be submitted to and approved by the City prior to issuance of a grading permit.							
BIO-4(a): Agency Coordination							
Permits, agreements, and/or water quality certifications from all applicable State and Federal agencies regarding compliance with State and Federal laws governing work within jurisdictional features are required for submission to the City of Calabasas with the grading permit application for the project. The applicant shall provide such permits and/or agreements prior to issuance of a grading permit. In addition, long-term maintenance permits/authorizations are required for maintenance activities to be perpetually conducted in the proposed upstream detention basin in accordance with Los Angeles County Flood Control District's (LACFCD) maintenance standards and practices.	Verify that the applicant has obtained State and Federal permits, agreements, and/or water quality certifications required to work within jurisdictional features.	Prior to issuance of grading permits.	Once.	City of Calabasas Community Development Department			
BIO-4(b): Restore Jurisdictional Waters, Wetlands, and Riparian Habitats.							
To mitigate for impacts to potentially jurisdictional features, the applicant shall provide as much in-kind waters and wetlands creation within the project site boundaries, as feasible, at a minimum 1:1 mitigation ratio (i.e., for every 1 acre removed, 1 acre shall be created for no net loss of habitat function or value), or as otherwise indicated by the regulatory agencies during the permitting process, whichever is greater. Additional mitigation at a ratio of 2:1 will be required to offset a temporal loss of waters and wetlands, or as otherwise indicated by the regulatory agencies during the permitting process,	Verify that an HMMP has been prepared by a qualified biologist/restoration ecologist and contains the requisite elements. A restoration specialist shall determine mitigation adequacy and determine remedial measures in the event that the performance criteria are not met. Review annual monitoring reports. If required riparian/wetland creation cannot be achieved entirely on-site, review documentation that project applicant has paid in lieu fees to an appropriate entity.	HMMP verification prior to issuance of building permits; restoration monitoring annually for a period of five years	Once for HMMP verification; annual monitoring reports for a period of five years.	City of Calabasas Community Development Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>whichever is greater. Native seeds and plant material (cuttings) shall be salvaged from the impact areas prior to construction and used for the on-site restoration/creation effort. Supplemental seed/plantings may be purchased, but shall be sourced from a site within the same watershed as the project site to maintain genetic integrity. A habitat mitigation and monitoring plan (HMMP; discussed in more detail below) shall identify an approach for implementing a conceptual mitigation plan for the portion of the mitigation that will be implemented on-site and in-kind.</p> <p>The HMMP shall be prepared by a qualified biologist/restoration ecologist that outlines the compensatory mitigation in coordination with the regulatory agencies. As part of the HMMP, a final mitigation implementation plan shall be submitted to and approved by the City prior to issuance of a grading plan. Specifically, the HMMP and implementation plan shall include the following:</p> <ul style="list-style-type: none"> ▪ Detailed description of habitat function and values to be restored; ▪ Detailed mitigation site location for all aspects of the jurisdictional areas creation, including the location and quantity of each jurisdictional area being created and each habitat type being created (riparian, seep, spring, wet meadow, etc.); ▪ Detailed description and graphics of the mechanics of the creation, including fine grading, contours, check dams, bank stabilization, bio-engineering, saturation levels to be created, and surface flows to be expected; ▪ Native plant palette, planting plan, time of 						

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> year planting will occur, and irrigation plan; ▪ Maintenance program and invasive species control program; and ▪ Monitoring and reporting program with measurable success criteria. <p>Planting, maintenance, monitoring, and reporting shall be overseen by a restoration specialist familiar with the restoration of similar native habitats. Determination of mitigation adequacy shall be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity (such as upstream or downstream of the restoration site). The HMMP shall include success criteria for monitoring the restoration effort over five years. The HMMP shall also include remedial measures in the event that the performance criteria are not met for a particular year. Annual monitoring reports for a period of five years shall include at a minimum results for the following: restoration planting survival, percent cover, species richness, maintenance conducted, contingency measures implemented, qualitative assessment of habitat restoration, exotic plant control efforts, and photo-documentation. Ultimately, the mitigation provided within the HMMP shall be consistent with the requirements pursuant to permits obtained by all regulating agencies.</p> <p>If required riparian/wetland creation cannot be achieved entirely on-site, the balance shall be achieved by payment of in lieu fees (i.e., Santa Monica Mountains Conservancy, or the Mountains Restoration Trust). "In-lieu-fee" mitigation occurs in circumstances where a Permittee provides funds to an in-lieu-fee sponsor instead of either completing project-specific mitigation or purchasing credits from a</p>							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>mitigation bank approved under the Banking Guidance. Those organizations considered qualified to implement formal in-lieu-fee arrangements typically work in advance with the Corps to ensure that authorized impacts will be offset fully on a project-by-project basis consistent with Section 10/404 permit requirements. Off-site mitigation lands shall be located as close to the project site as feasible. Off-site land shall be preserved through a conservation easement, and an HMMP shall identify an approach for funding assurance for the long-term management of the conserved land.</p>							
<p>BIO-5: Fencing</p>							
<p>Any perimeter fencing around the 66-acre open space area of the project site shall be wildlife friendly, as required in Section 17.20.100(H) (Fences, Walls and Hedges; Fencing for Wildlife Movement) of the City of Calabasas Land Use and Development Code (January 2010). Fencing shall be easily bypassed by all species of wildlife found within the Santa Monica Mountains and shall be subject to the standards required by the Calabasas Land Use and Development Code 17.20.100(H). As such, wildlife friendly fencing shall be used as required to provide permeability through and over fencing for access to adjacent habitats and to retain connectivity of the habitats on-site with the habitats off-site.</p> <p>All fencing on the project site shall be constructed with materials that are not harmful to wildlife including, but not limited to, spikes, glass, razor, or barbed wire. All hollow fence posts shall be capped to prevent birds and other</p>	<p>Review final plans to verify use of wildlife friendly fencing and compliance with Section 17.20.100(H) (Fences, Walls and Hedges; Fencing for Wildlife Movement) of the City of Calabasas Land Use and Development Code (January 2010).</p>	<p>Prior to issuance of building permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
wildlife from entering and becoming entrapped.							
BIO-6: Oak Tree Replacement							
<p>An Oak Tree Permit shall be obtained from the City of Calabasas prior to any oak tree removal, which will include an oak tree mitigation program. A copy of the approved oak tree permit and the associated oak tree report shall be kept on-site during all construction.</p> <p>The City of Calabasas Oak Tree Ordinance No. 2006-222, and Section V.B of the City of Calabasas Oak Tree Preservation and Protection Guidelines, requires mitigation to offset the impacts associated with the loss of an oak tree, oak limbs, or encroachment into an oak tree protected zone, which may include but are not limited to any combination of payment of an in-lieu fee to the oak tree mitigation fund, planting of replacement oak trees at locations proposed by the applicant and approved by the City Arborist, and/or relocation (see CMC 17.32.010). If the conditions include replacement, every inch of tree, limb, or root removed, a minimum of one inch shall be replaced (see section G. Permit Requirements of the Oak Tree Ordinance No. 2006-222 and refer to Figure 4.3-4 for a conceptual illustration of proposed oak tree planting areas).</p> <p>In addition, an Oak Tree Mitigation Program shall be prepared and submitted to the City. The Oak Tree Mitigation Program shall include a mitigation oak tree planting plan, irrigation plan, monitoring schedule, and the maintenance and care program outlined in the Oak Tree Report shall be carried out by qualified professionals. In addition, final landscape plans shall include <u>the</u> minimum oak tree mitigation as required by the</p>	<p>Verification that an Oak Tree Permit has been obtained for oak tree removal and that an Oak Tree Mitigation Program has been submitted with final landscape plans with minimum oak tree mitigation as required by the City and/or resource agencies.</p> <p>Verification that City-approved oak tree consultation is conducted at quarterly intervals or more, during all grading and construction activities as warranted by the site conditions, for the first three years.</p> <p>Verify that a City-approved oak tree consultant has prepared a report after the conclusion of grading and construction as well as annual oak tree monitoring reports.</p>	<p>Oak tree permit verification prior to issuance of grading permits; oak tree consultant report verification prior to issuance of occupancy permits; monitoring annually.</p>	<p>Once for oak tree permit and oak tree consultant report verification; quarterly during grading and construction activities for the first three years for oak tree consultations; annually for five years based on bi-annual site visits/oak monitoring.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>City of Calabasas and/or the resource agencies and shall include a Fuel Modification Plan that addresses the protection of oak trees. The final landscape plans shall illustrate the proposed species, container sizes, and location of planted oaks. Planted oaks shall be placed in mosaic formations to mimic natural oak woodland habitats. The Oak Tree Mitigation Program shall include an inventory of all oak trees ultimately removed or encroached upon during project activities, the mapped locations of restoration areas, a restoration implementation plan (detailing site preparation and planting, irrigation, and fertilization practices), an oak tree fencing plan during construction, encroachment zone damage and disease protection measures, detailed maintenance program practices, and success criteria. The Oak Tree Mitigation Program would also include the option for off-site mitigation provided on conservancy land to the east, or other appropriate and suitable off-site oak tree mitigation placement areas as approved by the City, in the event on-site mitigation is infeasible to address the requirements of the Oak Tree Mitigation Program.</p> <p>Success criteria shall consider survivorship of oak trees under natural conditions sufficient to replace those oaks (inches of oaks) removed or transplanted within the property, using a minimum 1-inch:1-inch ratio (1:1 mitigation) for individual oak trees and a minimum 1-acre:1-acre ratio (1:1 mitigation) for oak woodlands.</p> <p>In accordance with the City's Oak Tree Preservation and Protection Guidelines, a City-approved oak tree consultation shall be conducted at quarterly intervals or more, during all grading and construction activities as</p>							

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>warranted by the site conditions, for the first three years. The City-approved oak tree consultant shall prepare a report after the conclusion of grading and construction. Following the completion of construction, the City-approved oak tree consultant shall prepare oak tree monitoring reports biannually for the next five years or more based on biannual site visits/oak monitoring. The reports shall include a summary of conditions and certification of compliance with all conditions of the permit, including but not limited to, minimum tree replacement numbers, establishment goals, and the health of all replaced, remaining, or relocated trees.</p>							
<p>Geology and Soils</p>							
<p>GEO-1(a): Geotechnical Recommendations</p>							
<p>On-site development shall require, and comply with, all recommendations contained in Section 8.0 of the Update Geotechnical Studies for Tract 71546 (RJR Engineering 2014). At a minimum, any buildings considered essential facilities, as defined in the CBC, shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the California Building Code. Compliance with these requirements shall be verified by the City of Calabasas Building and Safety Department prior to issuance of a grading permit.</p>	<p>Verify compliance with applicable provisions of the California Building Code and recommendations contained in Section 8.0 of the Update Geotechnical Studies for Tract 71546 (RJR Engineering 2014).</p>	<p>Prior to issuance of grading permits.</p>	<p>Once.</p>	<p>City of Calabasas Public Works Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
GEO-1(b): Building Design							
All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed to withstand the upper bound earthquake ground motion. The building designs shall take into consideration the most current and applicable seismic attenuation methods that are available. Specifically, all on-site structures shall comply with applicable provisions of the CBC, applicable chapters of the City of Calabasas Municipal Code, and Section 8.0 of the Update Geotechnical Studies for Tract 71546 prepared by RJR Engineering (2014). Compliance with these requirements shall be verified by the City of Calabasas prior to the issuance of a building permit.	Verify compliance with applicable provisions of the California Building Code, applicable chapters of the City of Calabasas Municipal Code, and Section 8.0 of the Update Geotechnical Studies for Tract 71546 (RJR Engineering 2014).	Prior to issuance of building permits.	Once.	City of Calabasas Public Works Department			
GEO-2(a): Removal and Replacement of Liquefiable Soils							
All loose and unsuitable alluvium, as depicted in Figure 4.4-3, shall be removed and replaced with engineered fill. Fills greater than 15 feet from rough grade shall be compacted to 90 percent relative compaction at a soil-water content of approximately 2 percent to 5 percent over optimum value. Fill thickness in excess of 40 feet from rough grade shall be compacted to 93 percent at a soil-water content of approximately 2 percent over optimum. Fills exceeding 60 feet shall be compacted to 95 percent relative compaction at a soil-water content of approximately optimum value. Drainage blankets shall be placed at 30 to 40 foot intervals to reduce excess pore pressures.	Verify that instructions regarding removal and replacement of liquefiable soils are included as a note on all grading and building permits.	Prior to issuance of grading and building permits.	Once	City of Calabasas Public Works Department			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
GEO-2(b): Long-Term Settlement Risk Reduction							
To reduce the risks of long-term settlement, a monitoring period shall occur after rough grading to allow the fill to reach 90 percent consolidation and to allow the remaining pore pressure to dissipate. The exact monitoring period shall be determined as part of the Grading Stage Geotechnical Report. This report shall include an implementation program for settlement monitors within the deep bedrock excavations to measure heave and to confirm consolidation levels.	Verify that the Grading Stage Geotechnical Report includes the required monitoring periods and an implementation program.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department			
GEO-2(c): Final Plan Review and Approval							
All proposed geotechnical remediation designed to reduce liquefaction hazards shall be designed to Calabasas Municipal Code and California Building Code standards to withstand the conditions. The City of Calabasas Public Works Department shall review and approve all final plans for the removal of liquefiable soils prior to issuance of grading permits. The removal of liquefiable soils shall occur as part of a thorough canyon cleanout during mass grading, as depicted on Figures 2-8 and 2-9. In addition, canyon sub-drains shall be installed as indicated on Figure 4.6-2a through 4.6-2b to help prevent static groundwater conditions.	Verify that the proposed geotechnical remediation complies with the Calabasas Municipal Code and California Building Code standards and approve final plans for removal of liquefiable soils.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department			
GEO-3: Landslide Removal and Recompaction							
Portions of the existing landslide shall be removed and replaced with engineered fill to achieve a factor of safety of the landslide mass in excess of 1.5 for static conditions and in excess of 1.1 for pseudostatic conditions. During bulk grading, the landslide mass shall be	Verify that final grading plan complies with applicable recommendations in Section 8.0 of the Update Geotechnical Studies for Tract 71546 (RJR Engineering 2014).	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
removed along the southern slope to stabilize the existing landslide complex. In addition, all applicable recommendations contained within Section 8.0 of the Update Geotechnical Studies for Tract 71546 prepared by RJR Engineering shall be adhered to during landslide removal (Mitigation Measure GEO-1[a]). At a minimum, the landslide repair shall consist of excavating a keyway, benching out and cutting the landslide mass, and replacing the excavated material with engineered compacted fill. The City of Calabasas Public Works Department shall review and approve all final plans for landslide remediation prior to issuance of a grading permit.							
GEO-4(a): Erosion Control							
A site-specific erosion control plan that incorporates best management practices shall be prepared by the project applicant and approved by the City prior to the granting of any grading permits. All measures identified in the erosion control plans shall be implemented and monitored for continued compliance by the City of Calabasas Public Works Department. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, and temporary drainage control facilities such as retention areas. All slopes involved with the development shall be constructed using an erosion control mat and a thorough vegetation and landscape plan. A landscaping plan and a landscape maintenance plan shall be designed by a licensed landscape architect. These plans shall be reviewed and approved by the City of Calabasas Public Works Department prior to issuance of grading permits.	Review and approve site-specific erosion control plan prepared by licensed geotechnical engineer; field verify compliance with erosion control plan; review and approve landscaping plan and landscape maintenance plan prepared by licensed landscape architect.	Plan approvals prior to issuance of grading permits; continuously during grading and construction.	Once for plan approvals; field verification periodically during grading and construction.	City of Calabasas Public Works Department			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
GEO-4(b): Slope Stability							
Any development within a zone of influence of any slope that does not provide sufficient factors of safety and which could result in a possible surficial slope failure shall be manufactured using acceptable custom, practice, and techniques to achieve surficial stability in a hillside environment. The slopes shall be constructed with a sufficient configuration, design, and material type with sufficient shear strength and proper drainage to ensure the appropriate performance of the slope. On-site manufactured slopes shall be composed of engineered fill, where the outer 15 feet would consist of a stability fill compacted to 93 percent relative compaction. A licensed geotechnical engineer shall prepare a plan to achieve slope stability (consistent with the above described requirements) as part of grading plan design. The grading plan, including all slope stability recommendations, shall be reviewed and approved by the City of Calabasas Public Works Department prior to issuance of grading permits.	Review and approve the grading plan, verifying that a licensed geotechnical engineer has prepared a plan to achieve slope stability as part of grading plan design.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department			
GEO-5: Expansive Soil Removal and/or Treatment							
Suitable measures to reduce impacts from expansive soils shall be implemented as determined by a qualified geotechnical engineer and approved by the City of Calabasas Public Works Department prior to issuance of a grading permit. To mitigate the potential for expansive soils, all foundations and slabs shall be designed for highly expansive soil conditions. The specific design parameters shall be confirmed prior to the grading stage, and then again after rough grading has been completed prior to the	Verify that a qualified geotechnical engineer has developed suitable implementation measures to reduce impacts from expansive soils.	Prior to issuance of grading permits and prior to the issuance of building permits.	Twice.	City of Calabasas Public Works Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	<p>issuance of building permits. At a minimum, the following design considerations shall be considered with respect to expansive soils on the project site:</p> <ul style="list-style-type: none"> ▪ Expansive subgrades beneath foundations shall be pre-moistened to reduce the potential for and the effects of the shrink/swell cycles. ▪ Fat clays (liquid limit > 50) shall not be used as structural fill under foundations, pavements, slabs or retaining wall backfill. ▪ If expansive soil is used within the zone of influence (upper seven feet) for foundations (liquid limit > 20), the expansive soils shall not be over-compacted or placed with soils having high soil-water contents. The soils shall be compacted to a minimum of 90 percent relative compaction but no greater than 93 percent or as specified by the project geotechnical engineer. The soil-water content shall be specified three to five percent over optimum or as specified by the project engineer. ▪ As necessary, thickened slabs, extending slab edges and additional reinforcement shall be used to reduce negative impacts from any expansive soil movement. In addition, capillary break under slabs shall be utilized to reduce the potential for moisture transport and pumping that leads to moisture infiltration. ▪ The sand thickness under slabs that is used for concrete curing shall be kept at two inches or less. 						

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Greenhouse Gas Emissions							
GHG-1: Greenhouse Gas Emission Reduction Plan							
<p>Prior to permit issuance, the project developer shall prepare and implement a project Greenhouse Gas Reduction Plan to reduce annual GHG emissions by a minimum of 1,011 metric tons of carbon dioxide equivalents per year (approximately 1.9 metric tons of carbon dioxide equivalents per person per year) over the operational lifetime of the project. The plan would be implemented on-site by the project applicant and may include, but is not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Installing energy efficient equipment and appliances exceeding California Green Building Code standards (assumed installation in all land uses) ▪ Installing renewable energy sources (assumed 75 of on-site percent electricity generation for the mitigation analysis) ▪ Implementing energy efficient building design exceeding California Building Code requirements (assumed the project would exceed the 2016 California Building Code [Title 24] requirements by 25 percent) ▪ Requirement of 75 percent diversion rate ▪ Promoting water conservation and recycling, such as through the use of irrigation controllers and reclaimed water usage (assumed 50 percent of outdoor water would be reused) ▪ Installation of low-flow bathroom and kitchen fixtures and fittings ▪ Installation of light emitting diode (LED) lights 	<p>Review and approve a Greenhouse Gas Reduction Plan to be prepared by the project applicant. Verify that applicable elements of the Greenhouse Gas Reduction Plan are reflected on project site plans.</p>	<p>Prior to issuance of grading and building permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> ▪ Promoting alternative fuel vehicles, such as by providing additional electric vehicle charging infrastructure and designating parking spaces for zero emission vehicles or hybrid vehicles ▪ Providing incentives and outreach for future tenants to promote employee ridesharing and transit use ▪ Installing green roofs ▪ Purchasing carbon offsets through an accredited program <p>Applicable elements of the Greenhouse Gas Reduction Plan shall be reflected on project site plans prior to permit approval. The Greenhouse Gas Reduction Plan shall be reviewed and approved by the City of Calabasas prior to the issuance of grading permits. If greenhouse gas emissions cannot be reduced to 3.2 metric tons of carbon dioxide equivalents per person per year through on-site measures, the applicant shall purchase carbon offsets prior to grading permit approval. Carbon offsets should be purchased from a validated source to offset annual greenhouse gas emissions or to offset one-time carbon stock greenhouse gas emissions.</p>							
Traffic and Circulation							
T-5: Construction Traffic Management Plan							
<p>Prior to issuance of building or grading permits for the project site, the applicant shall prepare a Construction Traffic Management Plan (CTMP) for review and approval by City staff. The CTMP would include street closure information, detour plans, haul routes, staging plans, parking management plans and traffic control plans. The</p>	<p>Review and approve a CTMP to be prepared by the project applicant.</p>	<p>Prior to issuance of grading and building permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department</p>			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>CTMP would formalize how construction would be carried out and identify specific actions that would be required to reduce adverse effects on the surrounding community. The CTMP should be based on the nature and timing of the specific construction activities and account for other concurrent construction projects in the vicinity of the project site. The following elements shall be implemented, as appropriate:</p> <ul style="list-style-type: none"> ▪ Schedule construction activities to reduce the effects on traffic flows on surrounding arterial streets during peak hours. ▪ Obtain the required permits for truck haul routes from the City prior to issuance of any permit for the project. ▪ The project contractor shall identify and enforce truck haul routes deemed acceptable by the City for construction trucks. ▪ Signs shall be posted along roads identifying construction traffic access or flow limitations due to single lane conditions during periods of truck traffic, if needed. ▪ Accommodate all equipment and worker parking on-site to the extent feasible. ▪ Provide safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers. ▪ Provide for temporary traffic control during all construction activities adjacent to the public right-of-way to improve traffic flow on public roadways (e.g., flag men). ▪ Schedule construction-related deliveries to reduce travel during commuter peak hours. 							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Tribal Cultural Resources							
TCR-1(a): Cultural Resources Monitoring							
Archaeological and Native American monitoring of project-related ground disturbing activities within the project site shall be performed under the direction of the qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). Monitoring shall be limited to initial ground disturbances within previously undisturbed soils with the potential to yield cultural resources deposits. Initial monitoring is limited to ground disturbances within previously undisturbed native soils. Soils on steep slopes (greater than 40 degrees) and soil formations more than 10,000 years old have a significantly lower potential to yield cultural resources and may not require monitoring even during initial ground disturbance. The qualified archaeologist, in consultation with the City and the Native American monitor, has the authority to reduce or stop monitoring depending upon observed conditions (e.g., soil formations appear to be culturally sterile). If archaeological resources are encountered during ground-disturbing activities, work within a 50-foot radius of the find shall halt and the find evaluated for significance by the qualified archaeologist.	An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology shall monitor all ground-disturbing activities within the project site. In the event that cultural artifacts are encountered during project construction, all work within a 50-foot radius of the find will be halted until such time as the find is evaluated by a qualified archaeologist and Mitigation Measure TCR-1(b), below, is implemented.	During ground-disturbing activities, including site preparation and grading.	Field verification periodically during ground-disturbing activities.	City of Calabasas Community Development Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
TCR-1(b): Unanticipated Discovery of Cultural Resources							
<p>If previously unidentified cultural resources are encountered during ground-disturbing activities when active cultural resources monitoring is not occurring, work within a 50-foot radius shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately to evaluate the find. If the discovery proves to be significant under the CEQA and avoidance of impacts to the resource is not feasible, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. Any additional measures to mitigate impacts shall be developed on a case by case basis. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project proponent and the City of Calabasas to begin or continue Native American consultation procedures. If, as a result of the consultation, the City determines that the resource is a tribal cultural resource, additional measures to avoid or reduce impacts to the resource may be required. These additional measures to avoid or reduce impacts shall be determined on a case by case basis and approved by the City’s Community Development Director.</p>	<p>If cultural resources are encountered during construction, suspend all work within a 50-foot radius of the find until the find can be evaluated by a qualified archaeologist. If the resources are found to be significant, they will be avoided or mitigated. If the cultural resource is of Native American origin, consult with the qualified archaeologist to begin or continue Native American consultation. If, as a result of the consultation, the City determines that the resource is a tribal cultural resource, additional measures to avoid or reduce impacts to the resource may be required.</p>	<p>During ground-disturbing activities, including site preparation and grading.</p>	<p>Field verification as necessary periodically during ground-disturbing activities.</p>	<p>City of Calabasas Community Development Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
TCR-1(c): Unanticipated Discovery of Human Remains							
<p>The discovery of human remains is always a possibility during ground disturbing activities. If human remains are encountered during construction, the procedures and protocols set forth in CEQA Guidelines Section 15064.5(e)(1); Health and Safety Code Section 7050.5, subdivision (c); and Public Resources Code 5097.98 (as amended by AB 2641) shall be followed. According to these requirements, if human remains are discovered, all work within 100 feet of the find shall be halted immediately and the Los Angeles County Coroner and the City of Calabasas shall be notified immediately. If the Coroner determines that the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will identify the most likely descendants (MLD) to be consulted by the City of Calabasas regarding treatment and/or reburial of the remains. The MLD shall be afforded an opportunity to inspect the find and make recommendations for treatment options. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after being granted access to the project area to examine the remains, the project proponent, working with the City, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	<p>If human remains are encountered during construction, suspend all work within a 100-foot radius of the find until the find can be evaluated by the Los Angeles County Coroner. Verify compliance with procedures for treatment of human remains.</p>	<p>During ground-disturbing activities, including site preparation and grading.</p>	<p>Field verification as necessary periodically during ground-disturbing activities.</p>	<p>City of Calabasas Community Development Department</p>			

City of Calabasas
West Village at Calabasas Project

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
TCR-1(d): Worker Environmental Awareness Program							
Prior to the commencement of any ground disturbing activities, a Worker Environmental Awareness Program (WEAP) shall be developed and administered to the construction team. The WEAP shall include information on the law and regulations that protect archaeological and tribal cultural resources, the penalties for a disregard of those laws and regulations, the types of resources that may be present at the project site, what to do if archaeological resources are unexpectedly uncovered during construction, and contact information for qualified archaeologists to be contacted in the case of unanticipated discoveries. Native American organizations affiliated with the project/location shall be given the opportunity to incorporate their concerns within the WEAP training. The WEAP shall be presented by the qualified archaeologist. A representative from the affiliated Native American organization shall be invited to assist in administering the WEAP training and may participate at their own discretion.	Verify preparation and implementation of the WEAP.	Prior to commencement of ground-disturbing activities.	Once.	City of Calabasas Community Development Department			



CITY of CALABASAS

**OVERVIEW
FOR
LANDSCAPE
MAINTENANCE
DISTRICTS
24, 27 & 32**

LMD AREA LEGEND

-  LMD 24
-  LMD 27
-  LMD 32

