



The City of Calabasas, acting as Lead Agency pursuant to the California Environmental Quality Act (CEQA), has completed a draft environmental impact report (EIR) that examines the environmental effects of a proposed update to the Calabasas General Plan. The proposed project involves an update of the 1995 General Plan, which currently serves as the blueprint for the development of the City. Each of the General Plan elements has been updated with goals, objectives, and policies that reflect the current needs and preferences of the community. The land use map has also been updated. The draft 2030 General Plan includes the following elements:

- Land Use
- Open Space
- Conservation
- Housing
- Circulation
- Safety
- Noise
- Community Design
- Parks, Recreation & Trails
- Cultural Resources
- Services, Infrastructure & Technology

For the most part, the goals, objectives, and policies of the updated General Plan will be similar to those of the 1995 General Plan, with only minor revisions to reflect current conditions in and around Calabasas. The General Plan land use map is also substantially similar to the map contained in the 1995 General Plan. The plan area for the City would be reduced as compared to that shown in the 1995 General Plan, eliminating much of the area south of the City from the City's plan area. However, within the City, land use designations would remain unchanged on more than 97% of the land. In addition, no land use designation changes that would facilitate development within areas currently designated for open space use are proposed.

The most substantive changes to the land use map involve the re-designation of four separate areas within and adjacent to the City that are currently designated for business and business

park uses as “mixed use” districts. The mixed use designations would accommodate a mix of retail, office, and residential uses at somewhat higher intensities than allowed under the current business/business park designations. One of the mixed use districts – known as Craftsman’s Corner (north of the Ventura Freeway and generally east of Parkway Calabasas) – is outside the current City limits within unincorporated Los Angeles County. The City is interested in annexing this area into Calabasas to accommodate its redevelopment with mixed uses, possibly including performing arts facilities and similar uses.

Another notable change involves the creation of a “Planned Development” designation that would apply to two areas along Las Virgenes Road (an approximately 7.5-acre area on the west side of Las Virgenes Road known as Las Virgenes 1 and an approximately 20-acre area along the east side of Las Virgenes Road near the Las Virgenes Road/Agoura Road intersection known as Las Virgenes 2). This designation denotes areas under single or common ownership that warrant detailed planning because of the presence of unique features, environmental conditions, or development constraints. Under the Planned Development designation, the Las Virgenes 1 area would accommodate single family housing and a 2.5-acre park, while the Las Virgenes 2 area would accommodate a mix of office, retail, and single or multiple family residential uses.

The draft Circulation Element is substantially similar to the Transportation chapter of the current General Plan. However, the underlying data and information have been updated to reflect current conditions and validate the appropriateness of retaining circulation policies. In addition, traffic level of service (LOS) standards have been revised in some locations to better reflect current and projected future traffic conditions. Finally, policies relating to pedestrians and transit have been added.

The draft Housing Element is also similar in intent to the Housing Improvement Program of the current General Plan. However, similar to the draft Circulation Element, data and information have been updated to reflect current conditions. In addition, new programs have been identified to implement the City’s housing objectives and policies.

The Draft EIR is a program EIR. Per the *CEQA Guidelines*, a program EIR is an EIR that may be prepared on a series of actions that can be characterized as one large project. The purpose of a program EIR is to allow the lead agency to consider broad policy alternatives and programwide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts.

The Draft EIR examines each of the issue areas on the City’s environmental checklist. Issues discussed include:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

The Draft EIR is available for review on the City of Calabasas website (<http://www.cityofcalabasas.com/general-plan.html>) and is also available for review at Calabasas City Hall, 26135 Mureau Road, Calabasas, California.

The State-mandated public review period is from July 7, 2008 to August 20, 2008. During this time, written comments may be forwarded to Tom Bartlett, City Planner, at:

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

Mr. Bartlett can be reached at (818) 878-4225. Mr. Bartlett's email address is [tbartlett@cityofcalabasas.com](mailto:tbartlett@cityofcalabasas.com).

Public input on these matters is encouraged. Comments should be focused on the project's environmental effects and whether they have been adequately addressed in the Draft EIR. If you challenge the action taken on the project described in this notice in court, you may be limited to raising only those issues raised in written correspondence or at public hearings on the EIR.

Project Title: City of Calabasas 2030 General Plan

Project Sponsor: City of Calabasas

Draft EIR Comment Period: July 7, 2008 through August 20, 2008