

CITY *of* CALABASAS



2030 GENERAL PLAN
FINAL
ENVIRONMENTAL IMPACT REPORT
ADDENDUM

AUGUST 2013



Addendum to the Final
Environmental Impact Report
for the City of Calabasas
2030 General Plan

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City of Calabasas 2030 General Plan Addendum to the Final EIR

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INTRODUCTION

This document is an Addendum to the City of Calabasas 2030 General Plan Final Environmental Impact Report (EIR - SCH# 2008041030, hereafter referred to as the Final EIR). The Addendum analyzes the environmental effects of the proposed 2014-2021 Housing Element, which updates the City's current 2008-2014 Housing Element. The Addendum has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *CEQA Guidelines*.

According to Section 15164 of the *CEQA Guidelines*, an addendum to a previously certified EIR or Negative Declaration is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR.

This Addendum describes the details of the City of Calabasas 2014-2021 Housing Element (hereafter referred to as the Housing Element Update) and compares its impacts to those identified in the Final EIR. The analysis demonstrates that the Housing Element Update is consistent with the previously certified Final EIR, with the exception of minor changes to the inventory of residential sites and to existing programs. In addition, as discussed below, the proposed revision would have no new significant environmental effects. As such, an addendum is the appropriate environmental document under CEQA.

PROJECT DESCRIPTION

The City of Calabasas proposes to update the Housing Element of the City's General Plan as mandated by Government Code Sections 65580-65589. The Housing Element Update is a policy document with programs intended to facilitate meeting the City's housing needs and accommodate the Southern California Association of Government's Regional Housing Needs Assessment (RHNA) unit numbers during the 2014-2021 planning period. As a policy document that is revised periodically, the Housing Element Update represents a fine-tuning process rather than a complete overhaul.

The Housing Element Update identifies strategies and programs that focus on preserving and improving housing and neighborhoods; providing adequate housing sites; assisting in the provision of affordable housing; removing governmental and other constraints to housing development; and promoting fair and equal housing opportunities.

Calabasas' 2014-2021 RHNA allocation is 330 units distributed among the following income groups: 44 extremely low income; 44 very low income; 54 low income; 57 moderate income; and 131 above moderate income units. The housing unit totals specified by the RHNA are not quotas for development; rather, the RHNA determines the number and affordability of housing units that jurisdictions *need to plan for* through land use policies, regulations, infrastructure plans, and other housing assistance programs. In total, Calabasas' residential sites capacity provides for 747 additional units, including sites suitable for development of 331 lower income, 171 moderate income and 245 above moderate income units.



Table 1 shows Calabasas’ residential unit potential for entitled projects, vacant sites, underutilized sites, and second units. It also compares the unit potential to the City’s 2014-2021 RHNA.

**Table 1
 Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)**

Income Group	Entitled Projects (post 2013 occupancy)	Minimum Density Guidelines	Vacant Residential Sites	Underutilized Residential Sites	Second Units	Total Unit Potential	Total RHNA
Very Low	12	≥20 du/acre	147	172		331	88
Low							54
Moderate		≥12 du/acre	60	99	12	171	57
Above Moderate	146	≤12 du/acre	99			245	131
Total	158		306	271	12	747	330

Although programmatic changes included in the proposed Housing Element Update would influence the availability of affordable housing to Calabasas residents, they would not directly result in General Plan land use designation or zoning changes. The Housing Element Update would not grant additional entitlements for anticipated development beyond what was evaluated in the 2030 General Plan EIR. Accordingly, the amount of housing anticipated by the 2014-2021 RHNA cycle would remain consistent with the land use designations in the 2030 General Plan, which analyzed and forecasted future residential growth through 2030.

The Housing Element Update also includes several policy changes from the 2008-2014 Housing Element. In response to public comments regarding the needs of senior citizens, Policy V.21 has been added to support the development and maintenance of affordable senior rental and ownership housing and supportive services. Policy V.18 from the 2008-2014 Housing Element (to revise the City’s Zoning Code to support transitional housing and emergency shelters) has been deleted, because the City has already amended its Zoning Code for this purpose. In addition, Policy V.15 is modified to encourage (rather than require) the dispersal of affordable housing units throughout new residential developments.

Potential environmental impacts associated with development according to the General Plan were evaluated in the Final EIR, which is incorporated herein by reference and available at City Hall and on the City's website.



2030 GENERAL PLAN CEQA PROCESS/EIR

The City of Calabasas prepared an EIR for the General Plan in accordance with the requirements of CEQA and the CEQA Guidelines. A Notice of Preparation (NOP) was filed with the California Office of Planning and Research and distributed to involved public agencies and interested parties for a 30-day public review period that commenced on April 4, 2008. The Draft EIR was circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. The 45-day public review period ran from July 7, 2008 to August 20, 2008. The Final EIR was certified in December 2008.

The EIR addressed the potential environmental effects of forecast growth under the 2030 General Plan. The scope of the EIR included environmental issues determined to be potentially significant based on the Initial Study and responses to the NOP.

The following issues were addressed in detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Utilities and Service Systems

The EIR also considered a range of alternatives to the proposed General Plan, as required by CEQA.

One significant and unavoidable impact that could not be mitigated was identified in the EIR and was addressed in the adopted CEQA findings. This impact was in the area of transportation and circulation, and involved an impact potentially exceeding applicable standards at the Calabasas Road/Valley Circle Boulevard intersection.

ENVIRONMENTAL IMPACTS OF THE HOUSING ELEMENT UPDATE

This section addresses each of the environmental issues discussed in the Final EIR to determine whether or not the proposed 2014-2021 Housing Element Update has the potential to create new significant impacts or a substantial increase in the significance of a significant impact as compared to what was identified in the Final EIR.



Aesthetics

Scenic Views

The 2030 General Plan Final EIR states the development facilitated by the 2030 General Plan could result in increased urbanization along four designated scenic view corridors, including the Ventura Freeway, Mulholland Highway, Las Virgenes Road, and Old Topanga Canyon Road. However, the Final EIR finds that with implementation of applicable policies in the 2030 General Plan, development would have a less than significant impact on scenic view corridors. The proposed Housing Element Update residential sites inventory focuses on a new subset of existing planned and zoned sites. However, because no zone changes would be needed to accommodate the City's housing needs, development potential under the Housing Element Update would be the same as that considered in the 2030 General Plan Final EIR. Therefore, the effect of additional development on scenic view corridors would be consistent with that anticipated by the Final EIR and impacts would remain less than significant.

Lighting

The 2030 General Plan Final EIR finds that development facilitated by the 2030 General Plan would introduce new sources of light, although compliance with lighting regulations in the City's Land Use Development Code would reduce impacts to a less than significant level. As discussed in the *Project Description*, the proposed Housing Element Update could potentially facilitate the development of 747 residential units, which would introduce new sources of light to the City. However, the level of new development would be consistent with that anticipated in the Final EIR since the Housing Element Update would not involve zone changes. Furthermore, new residential developments would still be required to comply with the City's lighting regulation (City of Calabasas, Development Code Chapter 17.27), as updated by Ordinance No. 2010-265. Chapter 17.27 of the City Code requires that "all exterior lights and illuminated signs should be designed, located, installed and directed in such a manner as to prevent objectionable light at (and glare across) the property lines and vision impairing glare at any location on or off the property." Development facilitated by the Housing Element Update also would be required to comply with policies in the 2030 General Plan that promote the reduction of impacts from lighting and establishment of a design guideline manual. With adherence to existing lighting regulations and 2030 General Plan policies, impacts related to lighting would remain less than significant.

Visual Character

The 2030 General Plan Final EIR finds that new development facilitated by the 2030 General Plan would affect the City's visual character, although reuse and intensification of already developed areas would be expected to reduce pressure for the development of open space on the City's periphery. The Final EIR states that much of this intensification and reuse would be expected to enhance the visual character of the community, especially in Old Town Calabasas and in the Mixed Use districts. Moreover, the 2030 General Plan preserves the visual character of large expanses of natural open space by designating them as Open Space/Resource Protection lands. Policies in the Community Design and Safety elements of the 2030 General Plan would enhance the appearance of the City.



The proposed Housing Element Update would facilitate new residential development in the City at a level consistent with that anticipated in the 2030 General Plan Final EIR. Policies from the Community Design and Safety elements would continue to apply to new development. Therefore, impacts to visual character would remain less than significant.

Air Quality

Long-Term Impacts

The 2030 General Plan Final EIR determined that development under the 2030 General Plan would not result in an exceedance of the SCAG population forecasts upon which the regional Air Quality Management Plan (AQMP) is based, since Calabasas is almost entirely built-out and the 2030 General Plan includes policies to limit further growth and implement AQMP control measures. Impacts related to consistency with the AQMP are considered less than significant. The proposed Housing Element Update could potentially facilitate the development of up to 747 residences; however, because no zone changes would be required, the level of development would be consistent with what was anticipated in the Final EIR. Therefore, development would remain consistent with AQMP assumptions with respect to growth, and impacts would remain less than significant.

Construction Impacts

As discussed in the 2030 General Plan Final EIR, construction activity facilitated by the 2030 General Plan would cause temporary emissions of air pollutants such as ozone precursors, fugitive dust, and the release of asbestos during building demolition. However, the Final EIR finds that with adherence to policies III-17, IV-17, and IV-31 in the 2030 General Plan and to applicable SCAQMD rules, emissions from construction activity would be reduced to a less than significant level. The proposed Housing Element Update would facilitate residential development at a level consistent with that anticipated in the Final EIR. Policies in the 2030 General Plan to reduce construction emissions, as well as SCAQMD rules, would continue to apply to future development. Therefore, impacts associated with construction emissions would remain less than significant.

Carbon Monoxide Hot Spots

The 2030 General Plan Final EIR finds that increased traffic associated with growth facilitated by the 2030 General Plan could increase carbon monoxide (CO) concentrations at congested intersections. A CO hot spots analysis was conducted for four heavily traveled intersections in Calabasas, assuming growth forecast under the 2030 General Plan. Based on this analysis, maximum CO concentrations at the closest receptor locations are not projected to exceed the State's 1-hour standard of 20.0 ppm at any of the studied intersections. Since the proposed Housing Element Update would not facilitate additional development beyond the level anticipated in the Final EIR, it would not increase the severity of CO impacts and impacts would remain less than significant.

Health Risks to Residences Near Freeway

The 2030 General Plan would facilitate residential development within 500 feet of the Ventura Freeway (Highway 101), which the 2030 General Plan Final EIR finds could result in elevated



health risks for residences located in the mixed-use districts and Rancho Pet Kennel site in Calabasas. Health risks to residences near freeways are identified as potentially significant due to inconsistency with California Air Resource Board (ARB) recommendations regarding placement of residences near freeways. However, the Final EIR identifies this impact as mitigable with the addition of a policy to the 2030 General Plan requiring applicants for projects containing sensitive receptors within 500 feet of the Ventura Freeway to demonstrate compliance with SCAQMD standards for diesel particulates.

Consistent with the 2030 General Plan, the proposed Housing Element Update identifies mixed-use districts and the Rancho Pet Kennel site as having the potential for residential development within 500 feet of Highway 101. Any residential development within 500 feet of the Ventura Freeway would be required to comply with Policy IV-20 in the 2030 General Plan, which incorporates the above mitigation from the Final EIR. Therefore, impacts would continue to be reduced to a less than significant level.

Biological Resources

Riparian and Wetland Habitat

As discussed in the 2030 General Plan Final EIR, the 2030 General Plan focuses development in already urbanized areas. Although the Final EIR finds that such infill development would generally avoid direct impacts to riparian, wetland, and open water habitats, the intensification of use of riparian habitat has the potential to be cumulatively significant. Given compliance with Policies IV-2 through IV-6 and IV-25 through IV-27 in the Conservation Element to protect riparian areas, impacts were determined to be less than significant. The proposed Housing Element Update would facilitate housing development that could potentially affect riparian and wetland habitats. However, such development would be consistent with that analyzed in the Final EIR and any residential developments in riparian areas would be required to comply with existing policies in the Conservation Element. Thus, impacts would remain less than significant.

Sensitive Habitats and Mature Native Trees

The 2030 General Plan Final EIR identifies a less than significant impact to sensitive habitats and mature native trees, as development under the 2030 General Plan would largely avoid such biological resources by focusing on infill development. Where development may affect oak habitat, the Final EIR finds that General Plan policies would provide appropriate protection. The proposed Housing Element Update would maintain the 2030 General Plan's focus on infill development, and residential development facilitated by the Housing Element Update would be consistent with what was analyzed in the Final EIR. Through compliance with applicable 2030 General Plan policies, impacts to sensitive habitats and mature native trees would remain less than significant.

Sensitive Plants and Animals

According to the 2030 General Plan Final EIR, development facilitated by the 2030 General Plan would largely occur in already urbanized areas, although potential impacts to special-status plant and animal species could occur in riparian areas and other native habitats. Impacts are



identified as less than significant with the application of policies in the Conservation Element that provide appropriate protections to sensitive species. The proposed Housing Element Update would continue to emphasize infill development, and all residential development facilitated by the Housing Element Update would be consistent with what was analyzed in the Final EIR. Any potential impacts to sensitive species would continue to be addressed through adherence to policies in the Conservation Element and impacts would remain less than significant.

Wildlife Corridors

The 2030 General Plan Final EIR identifies three wildlife corridors in Calabasas that connect the maritime and scrub habitats of the coastal areas of Malibu to the hilly scrub habitats of Ventura County. Potential development under the 2030 General Plan in areas identified as wildlife corridors is found to be limited. The Final EIR finds that impacts to wildlife corridors would be less than significant due to compliance with policies in the Conservation Element to preserve such corridors, maintain up-to-date information on habitat linkages, require new developments to maintain the biotic habitat value of linkages and maintain buffers between natural riparian areas, and to maintain alliances with government agencies. As residential development facilitated by the proposed Housing Element Update would be consistent with the above policies and what was analyzed in the Final EIR, impacts to wildlife corridors would remain less than significant.

Cultural Resources

Pre-Historic Archaeological Resources

The 2030 General Plan Final EIR states that the 2030 General Plan could facilitate development in areas of cultural resource sensitivity, such as portions of the Mixed Use district near the Las Virgenes Road/Mureau Road intersection and various locations designated Hillside Mountainous (HM) or Rural Residential (RR). However, Section 17.36.070 of the Calabasas Municipal Code requires a Phase I archaeological assessment for any property listed or located within a cultural resource sensitivity area, and the 2030 General Plan includes policies XI-1 and XI-2 to address impacts from development on archaeological resources. With adherence to these regulations and policies, the Final EIR finds that impacts would be less than significant. Since the proposed Housing Element Update does not involve zone changes that would facilitate residential development beyond sites considered in the Final EIR, it would not create any new significant impacts to archaeological resources or increase the severity of impacts beyond those identified in the Final EIR.

Historic Resources

As discussed in the 2030 General Plan Final EIR, one registered national historic resource (the Leonis Adobe), identified in the National Register of Historic Places, is present in the Calabasas plan area (site is outside the City boundary), but this resource is not anticipated to be affected by future development. Other potential historic resources would be protected through the City's Historic Preservation Ordinance and policies XI-3 and XI-4 in the 2030 General Plan. The Final EIR identifies impacts to historical resources as less than significant. The proposed



Housing Element Update would not facilitate development of this site and existing ordinances and policies would protect other potential historic resources. Therefore, the proposed Housing Element Update would not create any new significant impacts on historic resources or increase the severity of impacts beyond those identified in the Final EIR.

Geology

Ground Shaking

The 2030 General Plan Final EIR identifies a less than significant impact from seismic ground-shaking associated with development facilitated by the 2030 General Plan. Although Calabasas lies in a seismically active region, proper engineering practices (based on compliance with the California Building Code and policies VII-1 through VII-3 in the Safety Element of the 2030 General Plan) would adequately reduce seismic impacts. As development facilitated by the proposed Housing Element Update would be consistent with what was analyzed in the Final EIR and would be subject to these requirements, impacts would remain less than significant.

Liquefaction and Lateral Spreading of Soils

The 2030 General Plan Final EIR identifies significant but mitigable impacts from development facilitated by the 2030 General Plan in areas subject to liquefaction and lateral spreading of soils. In particular, areas in the vicinity of Las Virgenes Creek are within an identified liquefaction hazard zone. With implementation of Mitigation Measure GEO-2, which added a policy to the 2030 General Plan requiring site-specific liquefaction and/or landslide studies and mitigation, for projects within identified hazard zones, the Final EIR finds that impacts are reduced to a less than significant level. Since the proposed Housing Element Update does not involve zone changes that would facilitate residential development beyond those areas addressed in the Final EIR, it would not create any new significant impacts or increase the severity of impacts beyond those identified in the Final EIR. Furthermore, Mitigation Measure GEO-2 (adopted as Policy VII-6 in the Safety Element) would apply to any residential projects facilitated by the Housing Element Update in hazard zones for liquefaction or lateral spreading of soils.

Slope Stability

As discussed in the 2030 General Plan Final EIR, Calabasas contains numerous steep slopes, which present a moderate to several slope stability hazard. Although compliance with the California Building Code would generally address landslide hazards, the Final EIR finds that site-specific landslide studies would be necessary for projects within landslide hazard zones. Impacts are identified as significant but mitigable with implementation of Mitigation Measure GEO-2. Any residential projects facilitated by the proposed Housing Element Update within landslide hazard zones would also be subject to Mitigation Measure GEO-2, including a site-specific landslide study and mitigation as appropriate. Therefore, the Housing Element Update would not create any new significant slope stability impacts or increase the severity of impacts beyond those identified in the Final EIR.



Soil Expansion

The 2030 General Plan Final EIR notes that soils throughout much of Calabasas, including in portions of the mixed-use districts designated by the 2030 General Plan, have moderate to high shrink-swell potential. Nevertheless, the Final EIR finds that compliance with the California Building Code and applicable policies of the Safety Element would reduce impacts associated with soil expansion to a less than significant level. The proposed Housing Element Update would facilitate residential development in the mixed-use districts and other areas potentially subject to soil expansion. Regulatory compliance, however, would ensure the avoidance of hazards associated with soil expansion, and impacts would remain less than significant.

Radon

The 2030 General Plan Final EIR identifies areas with a high potential for radon gas exposure in northern areas of Calabasas. However, compliance with the California Building Code and policies VII-18 through VII-20 of the Safety Element would reduce impacts to a less than significant level. The proposed Housing Element Update would facilitate residential development in areas identified as having the potential for radon exposure, including the East Village mixed-use site along Calabasas Road. However, these areas are consistent with what was analyzed in the Final EIR and impacts would remain less than significant through regulatory compliance.

Greenhouse Gas Emissions

The 2030 General Plan Final EIR finds that the 2030 General Plan would be consistent with applicable strategies from the 2006 Climate Action Team (CAT) Report. Furthermore, policies included in the 2030 General Plan are intended to reduce energy consumption, vehicle miles traveled, and associated emissions of greenhouse gases (GHGs) and other air pollutants. Land use design such as mixed-use districts and redevelopment also would be expected to incrementally reduce GHG emissions through a reduction in vehicle miles traveled. Therefore, the Final EIR finds that the 2030 General Plan would substantially reduce GHG emissions as compared to the “business as usual” approach.

Residential development facilitated by the Housing Element Update would largely occur in already urbanized areas, including mixed-use districts. This approach to residential development would incrementally reduce vehicle miles traveled in Calabasas. Moreover, development facilitated by the proposed Housing Element Update would be consistent with what was analyzed in the Final EIR and the policies described above from the 2030 General Plan would apply to future developments. Thus, the proposed Housing Element Update would not create any impacts beyond those identified in the 2030 General Plan Final EIR.



Hazards and Hazardous Materials

Soil/Groundwater Contamination and Emission of Hazardous Materials

The 2030 General Plan Final EIR identifies a less than significant health risk impact due to soil/groundwater contamination or emissions of hazardous materials into the air. Health risks could arise from residential development in proximity to commercial uses that use or store hazardous materials, especially in mixed-use districts designated by the 2030 General Plan and near Craftsman's Corner. Furthermore, development in the vicinity of gasoline stations that have been identified as having past releases would be required to undergo testing and possible soil remediation. Nevertheless, the Final EIR finds that compliance with federal, state, and local regulations, in combination with 2030 General Plan policies VII-21 through VII-24, would reduce impacts to a less than significant level.

As anticipated by the Final EIR, the proposed Housing Element Update would facilitate residential development in mixed-use districts in proximity to commercial uses. Impacts would remain less than significant given compliance with federal, state, and local regulations, and with 2030 General Plan policies. As individual development projects are considered for construction, separate environmental review may be required, which could identify project-specific mitigation measures.

Transport of Hazardous Materials

The 2030 General Plan Final EIR finds that residential development facilitated by the 2030 General Plan in mixed-use districts along Agoura Road, Calabasas Road, and in Craftsman's Corner, would place more people at risk from accidents involving the transport of hazardous materials on the Ventura Freeway. Nevertheless, impacts were identified as less than significant with continued participation in County-based emergency response systems and with the application of Safety Element policies. Although the proposed Housing Element Update would facilitate residential development in mixed-use areas near the Ventura Freeway, it would not add development beyond that anticipated in the Final EIR since no zone changes are proposed to increase residential density. Therefore, impacts would remain less than significant.

Landfills

As discussed in the 2030 General Plan Final EIR, the potential conversion of the Calabasas Landfill to an active use recreational facility would require site assessments and mitigation measures to ensure compliance with health and safety requirements. The Final EIR identifies less than significant impacts given adherence to existing landfill closure regulations. The proposed Housing Element Update would not affect the potential redevelopment of the landfill as a recreational facility, but rather focuses on residential growth in Calabasas. According to the 2030 General Plan, the landfill is surrounded by land designated as open space, except for a built-out residential area to the south. Because the proposed Housing Element Update involves no rezone of properties for residential development, it would not facilitate residential growth in the vicinity of the landfill and impacts would remain less than significant.



Hydrology and Water Quality

Flooding

The 2030 General Plan Final EIR identifies potential impacts from flooding in areas designated for residential and other uses adjacent to the 100-year floodplain along Las Virgenes Creek in the western portion of the City. Nevertheless, impacts are found to be less than significant with implementation of Safety Element policies VII-7 through VII-11 to minimize flood hazards and related erosion/sedimentation associated with all future development. Consistent with the development anticipated by the Final EIR, the proposed Housing Element Update would facilitate residential growth adjacent to the floodplain along Las Virgenes Creek; however, such development would be consistent with what was analyzed in the Final EIR and impacts would remain less than significant with adherence to existing 2030 General Plan policies.

Surface Runoff

The 2030 General Plan Final EIR finds that the incremental increase in development intensity facilitated by the 2030 General Plan would increase the amount of impervious surface area within the watershed, thereby increasing the volume of surface runoff and pollutant loads in runoff. In particular, the Final EIR identifies future development in mixed-use developments along Las Virgenes Creek as potentially subject to contaminated runoff. However, any future development in these areas would be subject to the City's Urban Runoff Pollution Control Ordinance (CMC §17.56), federal and state regulations regarding impervious surface and stormwater runoff, and policies in the City's Conservation and Safety Elements to help minimize runoff effects. Therefore, the Final EIR identifies impacts from surface runoff as less than significant.

Although the Housing Element Update would facilitate residential growth that could generate contaminated runoff, it would not result in additional development beyond what was analyzed in the Final EIR. Therefore, impacts would remain less than significant with adherence to existing regulations and policies.

Water Quality

The 2030 General Plan Final EIR finds that the increase in development intensity in portions of Calabasas, especially in the mixed-use districts designated by the 2030 General Plan, could increase contaminants in surface runoff, adversely affecting water quality. Nevertheless, developments would be required to comply with current regulatory requirements that are more stringent than those required at the time of most existing development within the mixed-use districts. Furthermore, new developments would comply with BMP requirements in Conservation Element policies IV-25, IV-26, IV-28, IV-29. Therefore, the Final EIR identifies impacts to water quality as less than significant. As discussed above, the proposed Housing Element Update would facilitate a level of residential growth that is consistent with what was analyzed in the Final EIR. Therefore, impacts would remain less than significant with adherence to existing regulations and policies.



Land Use and Planning

Boundary Adjustments

The 2030 General Plan Final EIR identifies less than significant impacts associated with boundary adjustments, as no proposals for annexation were sought upon adoption of the 2030 General Plan, and any potential conflicts with LAFCo policies would need to be resolved prior to LAFCo approval of future boundary adjustments. The proposed Housing Element Update plans to meet the City's RHNA within the City's current boundaries and would not involve any proposals for annexation. Therefore, the Housing Element Update would not create any new significant impacts or increase the severity of impacts beyond those identified in the Final EIR.

Consistency with SCAG RCP Policies

The 2030 General Plan Final EIR identifies less than significant impacts associated with the 2030 General Plan's consistency with Growth Management, Air Quality, Open Space, and Water Quality policies in the SCAG Regional Comprehensive Plan (RCP). As discussed in the Final EIR, the 2030 General Plan encourages reuse and intensification within already developed areas and specifically discourages development on open space, which is consistent with Growth Management and Open Space goals. Development under the 2030 General Plan would not be expected to result in an exceedance of the SCAG population forecast upon which the AQMP is based. Finally, the 2030 General Plan includes policies related to watershed management that are consistent with the RCP's Water Quality policies.

The proposed Housing Element Update would continue to plan for infill growth, especially within mixed-use corridors. Since it would not involve zone changes to increase residential density, the Housing Element Update would remain consistent with SCAG's population forecast for Calabasas. In addition, any residential development would include BMPs as required by General Plan policies IV-25 through IV-29. Therefore, impacts related to consistency with RCP policies would remain less than significant.

Consistency with SCAG RTP

The 2030 General Plan Final EIR identifies impacts related to consistency with SCAG's Regional Transportation Plan (RTP) policies as less than significant. As discussed in the Final EIR, the 2030 General Plan encourages development that focuses on infill areas, which would reduce vehicle miles traveled and associated emissions of air pollutants. Furthermore, the 2030 General Plan growth projections and policies are found to be generally consistent with RTP land use and growth strategies.

As discussed above, the proposed Housing Element Update would continue to focus potential residential growth in mixed-use districts in urbanized areas. This emphasis is consistent with SCAG's updated 2012 Regional Transportation Plan/Sustainable Communities Strategy, which coordinates regional transportation investments with land use policy for the purpose of attaining greenhouse gas reduction targets. In addition, the Housing Element Update does not plan for additional housing development beyond that analyzed in the Final EIR, which is consistent with the RTP's growth projections for Calabasas. Therefore, impacts related to consistency with SCAG's RTP would remain less than significant.



Consistency with SCAG Growth Visioning Report

The 2030 General Plan Final EIR identifies less than significant impacts related to the 2030 General Plan's consistency with principles in SCAG's Growth Visioning Report. The 2030 General Plan was found to improve mobility, livability, prosperity for all people, and sustainability for future generations. Consistent with this finding, the proposed Housing Element would plan for residential development to be focused in mixed-use districts to facilitate a variety of travel choices, revitalize existing communities, meet local housing needs, and reduce vehicle miles traveled. Impacts related to consistency with SCAG's Growth Visioning Report would remain less than significant.

Noise

Traffic-Related Noise

The 2030 General Plan Final EIR finds that the development forecast under the 2030 General Plan would increase traffic and associated noise levels along roadways in Calabasas, resulting in a potentially significant impact along Agoura Road east of Lost Hills Road. However, the Final EIR states that policies VIII-2, VIII-5, VIII-8 in the Noise Element would adequately address the prevention and reduction of unwanted noise from individual development projects and transportation improvements. Therefore, the Final EIR identifies a less than significant impact from traffic-related noise.

Since the proposed Housing Element Update would be consistent with the level of residential growth anticipated in the Final EIR, it would not facilitate additional increases in traffic and associated noise. With implementation of the above policies from the Noise Element for future residential developments, impacts would remain less than significant.

Exposure of Noise-Sensitive Uses

The 2030 General Plan Final EIR finds that the 2030 General Plan would facilitate the development of new residential and other noise-sensitive uses that could be exposed to long-term noise above normally acceptable levels. Potential impacts are identified for anticipated residential development in mixed-use districts near the Ventura Freeway and along arterial roadways, as well as for future medical facilities along West Calabasas Road. In addition, new residences in mixed-use districts and along Las Virgenes Road could be exposed to excessive noise generated by nearby commercial activity. However, the Final EIR identifies impacts from exposure of noise-sensitive uses as less than significant with implementation of several Noise Element policies to attenuate noise to acceptable levels.

The proposed Housing Element Update would facilitate residential development in mixed-use districts and along Las Virgenes Road, as anticipated in the 2030 General Plan Final EIR. However, it does not identify new residential sites beyond those analyzed in the Final EIR. Policies in the Noise Element would ensure that future residences in these areas are not exposed to excessive noise. Therefore, impacts to noise-sensitive uses would remain less than significant.



Construction Noise

The 2030 General Plan Final EIR finds that construction of individual projects facilitated by the 2030 General Plan could generate noise at levels causing a temporary disturbance to nearby receptors, especially in mixed-use districts and multiple-family housing sites that would experience considerable demolition and construction activity. However, Noise Element policies VIII-8 and VIII-10 would require the consideration of noise standards in the review of proposed developments and the development of a noise ordinance establishing maximum allowable noise levels on private property. With adoption and implementation of noise standards, the Final EIR identifies impacts from construction noise as less than significant.

In accordance with Policy VIII-10, the City has adopted maximum allowable exterior and interior noise levels on private property in Section 17.20.160 of the Municipal Code. Construction activities that take place between 7 a.m. and 6 p.m. on weekdays or between 8 a.m. and 5 p.m. on Saturdays are exempt from this noise ordinance; no construction is allowed on Sundays or federal holidays. With adherence to these time constraints, impacts from construction noise for residential development facilitated by the proposed Housing Element would remain less than significant.

Population and Housing

Displacement of People or Housing

The 2030 General Plan Final EIR finds that 2030 General Plan would facilitate the development of new housing without resulting in the displacement of substantial numbers of people or housing. Impacts are identified as less than significant. Since the proposed Housing Element Update would not involve zone changes, it would facilitate a level of residential development consistent with that analyzed in the 2030 General Plan. The Housing Element Update would not result in displacement of additional people or housing, and impacts would remain less than significant.

Consistency with Population Forecasts

According to the 2030 General Plan Final EIR, development facilitated by the 2030 General Plan would add an estimated 4,777 residents to Calabasas, bringing the citywide population to 28,502. Although this population exceeds SCAG's 2030 growth forecast for the City by 902 people, maximum development is unlikely to occur within that timeframe and policies II-7 and II-13 in the Land Use Element would limit future growth. Therefore, the Final EIR identifies impacts related to the 2030 General Plan's consistency with population forecasts as less than significant. Since the proposed Housing Element Update would not involve zone changes pertaining to residential density, it would not facilitate additional population growth beyond that analyzed in the 2030 General Plan EIR. Impacts would, therefore, remain less than significant.

Jobs/Housing Balance

The 2030 General Plan Final EIR identifies impacts related to jobs/housing balance as less than significant because the 2030 General Plan includes goals and policies to provide a mix of jobs



and housing, as well as three mixed-use districts that are specifically intended to facilitate the development of a residential and commercial uses in proximity to one another. The proposed Housing Element Update would facilitate the development of housing units primarily within these mixed-use districts and would not facilitate housing development beyond what was analyzed in the Final EIR. Therefore, impacts would remain less than significant.

Public Services

Fire Protection

The 2030 General Plan Final EIR finds that development in the City under the 2030 General Plan would not create the need for a new fire station. In addition, the Final EIR finds that if anticipated development infringes upon existing development's access to water pressure and water for fire flows, it would be required to upgrade water systems so that adequate services could be restored. Any development in the City must adhere to standard requirements set forth by the California Building Code (CBC) with City of Calabasas amendments. Furthermore, Safety Element policies would specifically address wildfire hazards. Therefore, the Final EIR identifies impacts related to fire protection as less than significant.

New residential development facilitated by the proposed Housing Element Update would be consistent with what was analyzed in the 2030 General Plan Final EIR and would be required to comply with the California Building Code and policies in the Safety Element to minimize fire hazards. With adherence to these regulations and policies, impacts would remain less than significant.

Police Protection

According to the 2030 General Plan Final EIR, development facilitated by the 2030 General Plan would not result in the need to construct new police facilities. The Final EIR finds that implementation of policies XII-10, XII-13, and XII-14 in the Services, Infrastructure & Technology Element would further reduce impacts on police protection to a less than significant level. The proposed Housing Element Update would not facilitate additional residential development relative to the level anticipated under the 2030 General Plan; therefore, it would not generate additional demand for police protection. The above policies from the 2030 General Plan would continue to apply to new development and impacts would remain less than significant.

Schools

The 2030 General Plan Final EIR finds that development facilitated by the 2030 General Plan would likely exacerbate conditions at schools in the Las Virgenes Unified School District (LVUSD), where all three elementary schools and the Calabasas High School are operating over capacity. Nevertheless, the Final EIR identifies impacts to schools as less than significant with payment of State-mandated school impact fees by future developers, and with the application of policies that address school capacity impacts in the 2030 General Plan. As discussed above, the proposed Housing Element Update would not facilitate additional residential development beyond that analyzed in the 2030 General Plan Final EIR. Therefore, the Housing Element



Update would not result in additional demand for school services and impacts would remain less than significant.

Libraries

The 2030 General Plan Final EIR identifies impacts to libraries from the 2030 General Plan as less than significant, as the new Calabasas Library would meet the City's library needs through 2030. In July 2008, the new 25,000-square-foot library opened as anticipated. Since the proposed Housing Element Update would facilitate residential development at a level consistent with that analyzed in the 2030 General Plan EIR, library service would remain sufficient for City residents and impacts would remain less than significant.

Recreation

Parks and Recreation Facilities

As discussed in the 2030 General Plan Final EIR, development facilitated by the 2030 General Plan would increase the City's population and proportionately increase demand for parks and recreation facilities. Although this increase in demand would exacerbate the City's shortfall in parkland (based on its target rate of 3 acres per 1,000 residents), the Final EIR finds that the development of three park sites identified in the 2030 General Plan would provide sufficient park acreage without creating significant environmental effects. Therefore, impacts are identified as less than significant. Since the proposed Housing Element Update would facilitate residential development at a level consistent with what was analyzed in the 2030 General Plan Final EIR, it would not result in additional demand for parkland. As concluded in the Final EIR, impacts would be less than significant.

Open Space

The 2030 General Plan Final EIR finds that although development facilitated by the 2030 General Plan could increase demand for open space, the City has sufficient land available to meet its target of 4,000 acres of open space. The Open Space Element also includes specific policies to achieve this target, including acquisition of lands for open space designation, and partnering with nonprofit organizations and adjacent jurisdictions to purchase development rights. Therefore, the Final EIR identifies no impact with respect to open space. Because development facilitated by the Housing Element Update on land designated for residential use would not affect the availability of designated open space, impacts would remain less than significant.

Transportation and Traffic

Intersections

The 2030 General Plan Final EIR identifies unavoidably significant impacts related to traffic congestion at the Calabasas Road/Valley Circle Boulevard intersection, based on forecasted roadway conditions under the 2030 General Plan. Implementation of mitigation measures TC-1(a) through TC-1(e) would reduce traffic impacts at intersections to a less than significant level;



however, Mitigation Measure TC-1(d) (installing triple left-turn lanes at the eastbound Calabasas Road approach to the above intersection) is not considered feasible due to the high costs associated with the improvements.

The Final EIR finds that implementation of feasible mitigation measures targeting other congested intersections would reduce impacts to a less than significant level. Mitigation measures TC-1(a) and TC-1(c) from the Final EIR would reduce impacts at the intersections of Agoura Road/Lost Hills Road, Agoura Road/Las Virgenes Road, and Parkway Calabasas/Ventura Boulevard by requiring either a reduced floor-area ratio (FAR) or a maximum square footage of commercial development in the West Village mixed-use and Craftsman's Corner areas. Mitigation Measure TC-1(b) would require additional east-west capacity at the intersection of Ventura Freeway southbound ramps with the Calabasas Road. In addition, the Final EIR recommends Mitigation Measure TC-1(e) to develop a corridor plan to improve traffic conditions on the section of Calabasas Road between Parkway Calabasas and the Old Town area.

The proposed Housing Element Update would facilitate new residential development in a mixed-use district and in Old Town Calabasas, near the Calabasas Road/Valley Circle Boulevard intersection where the Final EIR identifies an unavoidably significant impact. Potential housing growth elsewhere in the City could also increase traffic congestion at this and other intersections. Nevertheless, such development would be consistent with what was analyzed in the 2030 General Plan Final EIR and would not result in additional traffic impacts. In addition, the mitigation measures discussed above would not apply to the Housing Element Update, as they have been integrated into the 2030 General Plan's Circulation Element and land use designations, and are being implemented independent of the Housing Element Update. Therefore, the Housing Element Update would not increase the severity of impacts identified in the Final EIR and would not generate new significant impacts.

Traffic Hazards

The 2030 General Plan Final EIR identifies impacts associated with traffic hazards as less than significant. Although the 2030 General Plan would facilitate residential development along main travel corridors, increasing the potential for hazards to pedestrians, policies in the 2030 General Plan would increase traffic calming and walkability. The Final EIR finds that implementation of these policies, in combination with continued application of standard safety requirements and ongoing City programs would generally improve overall safety conditions for pedestrians throughout the City. Since the proposed Housing Element Update would facilitate residential growth along main travel corridors at levels consistent with development anticipated in the Final EIR, impacts would remain less than significant.

Alternative Transportation

The 2030 General Plan Final EIR identifies impacts on alternative transportation as beneficial. The 2030 General Plan includes a range of policies aimed at enhancement of alternative transportation mode opportunities throughout the City. Moreover, it facilitates growth in mixed-use areas that are generally supportive of alternative transportation since residences, employment centers, and services are generally closer together. As the majority of potential residential growth facilitated by the proposed Housing Element Update would occur in mixed-



use districts and the development facilitated by the Housing Element Update would be consistent with what was analyzed in the Final EIR, impacts would remain beneficial.

Ventura Freeway Congestion

The 2030 General Plan Final EIR finds that development under the 2030 General Plan would contribute to existing and future congestion at the Ventura Freeway interchanges and segments located within the City. However, programmed improvements would address congestion at the interchanges with Lost Hills Road and Las Virgenes Road, while Mitigation Measure TC-1(b) (as discussed above) would reduce impacts to the interchange with Calabasas Road to a less than significant level. These measures, in combination with 2030 General Plan policies addressing traffic on the Ventura Freeway, would reduce impacts to less than significant.

For residential development facilitated by the proposed Housing Element, traffic-related policies in the 2030 General Plan would continue to apply. For example, Policy VI-25 would require new development to provide and/or fund transit facilities. In addition, the Housing Element Update would not facilitate additional growth and associated traffic, relative to levels analyzed in the Final EIR. Therefore, impacts would remain less than significant.

Utilities and Service Systems

Water Supply and Demand

According to the 2030 General Plan Final EIR, implementation of the 2030 General Plan would result in a permanent increase in the City's water demand relative to baseline conditions. However, the Las Virgenes Municipal Water District indicates that it would be able to meet supplemental water needs under all supply and demand conditions through 2030 with a 20%-25% reserve capacity. Furthermore, adherence to 2030 General Plan policies would minimize impacts to water supplies and facilities. Therefore, the Final EIR identifies such impacts as less than significant.

Since the proposed Housing Element Update would facilitate a level of residential growth that is consistent with growth anticipated under the 2030 General Plan, it would not result in additional residential water demand beyond what was analyzed in the Final EIR. In addition, applicants for residential development would be required to pay for infrastructure necessary for the project operation, and individual projects would remain subject to CEQA review. Impacts would remain less than significant.

Wastewater

The 2030 General Plan Final EIR identifies wastewater impacts as less than significant, as the Tapia Water Reclamation Facility (TWRP) that serves the City has sufficient treatment capacity to accommodate maximum development facilitated by the 2030 General Plan. Since the proposed Housing Element Update would not facilitate additional residential growth beyond what was analyzed in the Final EIR, it would not result in additional residential wastewater demand. Impacts would remain less than significant.



Solid Waste

Development that could occur throughout the lifetime of the 2030 General Plan would contribute to an acceleration of the timeline for closure of the Calabasas Landfill, according to the 2030 General Plan Final EIR. However, in response to the landfill's anticipated closure in 2028, the City has implemented a goal of 75% diversion of solid waste. The Final EIR finds that compliance with this goal would delay closure of the landfill, while 2030 General Plan policies would also ensure effective management of solid waste generated in Calabasas. Therefore, the Final EIR identifies impacts related to solid waste as less than significant.

Residential development facilitated by the proposed Housing Element Update would be consistent with what was analyzed in the Final EIR. Given compliance with the City's targeted diversion rate, the Housing Element Update would not result in additional solid waste generation relative to the Final EIR's projections. Impacts would remain less than significant.

CONCLUSION

The proposed Housing Element Update is consistent with the Final EIR that was certified by the City in December 2008. Consequently, the proposed Housing Element Update would not create any new significant impacts or increased severity impacts as compared to what was identified in the Final EIR, and an Addendum is the appropriate environmental document under CEQA.



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