

CITY of CALABASAS

2030 General Plan

XIII. GENERAL PLAN IMPLEMENTATION

The implementation programs of the Calabasas General Plan describe the specific actions that the City will take and will require for new development in order to implement the City's vision of its future as expressed in General Plan goals, objectives, approaches, and policies. General Plan implementation is organized into four general categories. In addition to the Housing Improvement Program, which is contained in the Housing Element (Chapter V), the types of implementation actions include the following:

- ***Follow-up Studies and Actions*** include studies, ordinances, and other activities that need to be undertaken to implement the Calabasas General Plan.
- ***Intergovernmental Coordination and Community Involvement*** outlines actions to maintain open lines of communication with outside agencies and members of the community whose activities affect, and are affected by, the City of Calabasas.
- ***Strategic Planning*** integrates the General Plan with the ongoing operations of the City of Calabasas and the City's budget and capital improvements programs. The Strategic Planning Program also includes provisions to ensure a regular review of the General Plan and implementation efforts, integrating State requirements for mitigation monitoring under the California Environmental Quality Act (CEQA).

XIII.A Follow-Up Studies and Actions

The City will update and maintain a Development Code that provides rules and standards that implement the General Plan. The Development Code will detail the City's development/environmental review process, maximum allowable impacts for individual development projects, and performance standards that must be met by new development. Each of these components will be consistent with 2030 General Plan goals, policies, and approaches.

City of Calabasas Development Code¹

Subsequent to adoption of the 2030 General Plan, the City will adopt an updated Development Code to implement the General Plan. The Development Code will

¹ An updated Land Use and Development Code was adopted in January 2010.



XIII. GENERAL PLAN IMPLEMENTATION

encompass both zoning and subdivision ordinances. Included in the zoning portion of the Development Code will be preparation of a new zoning map to reflect the General Plan land use map (**Figure II-1** in the Land Use Element, Chapter II).

Issues to be addressed in the updated Development Code include, but are not limited to:

- *Performance standards for proposed new development*
- *Hillside development regulations*
- *Subdivision requirements, including specific requirements for small lots and cabin lots*
- *Grading guidelines and regulations*
- *Land use regulations, including specific requirements for the siting and construction of structures intended for human occupancy within areas subject to wildland fires*
- *National Pollution Discharge Elimination System (NPDES) requirements*
- *Best management practices for erosion control, water quality management, reduction of air pollutant emission, source reduction and recycling, and energy conservation*
- *Code enforcement and development performance monitoring*
- *Signage regulations that require that commercial, office, and business park developments portray a precise concept for adequate signage*
- *Parking, including applicable transportation control measures and management of parking within residential neighborhoods*
- *Screening of recreational vehicles and boats that are stored within residential neighborhoods*
- *Landscaping, including an emphasis on the use of native and naturalized species, requirements for the planting of street trees, and provisions for ongoing maintenance of required landscaping*
- *Open space requirements for multi-family development, including requirements for provision of appropriate active recreational facilities onsite*
- *Siting and design of communication technology facilities*
- *Noise impacts associated with construction activity and other activities on private properties*
- *Regulations for home occupations to provide reasonable opportunities or individuals to work at their own homes without disturbing the residential character of the neighborhood*
- *Administrative procedures for development/environmental review and appeals*
- *Design guidelines*



XIII. GENERAL PLAN IMPLEMENTATION

- *Non-conforming use guidelines*
- *Environmental protection requirements*
- *Public health and safety requirements*
- *Water and energy efficiency requirements*
- *Oak tree preservation*

Future Annexations

The City of Calabasas will undertake studies to determine the feasibility of annexing areas within the City's plan area (as depicted on Figure I-1 in Chapter I, *Introduction*), but outside the Calabasas corporate boundaries. Such studies will assess: (1) whether or not property owners within the potential annexation areas have interest in annexing to the City; (2) whether political obstacles that may make annexation infeasible exist; (3) the potential benefits of annexation to the City; and (4) the fiscal impacts of annexation.

In particular, the City will pursue studies to determine whether or not annexation of the Craftsman's Corner area north of the Ventura Freeway and generally east of Parkway Calabasas is feasible. This area is currently within the City of Hidden Hills' sphere of influence, so it would need to be removed from the Hidden Hills sphere prior to annexation to the City. Any study of the feasibility of annexing this area would necessarily involve discussions with officials at the City of Hidden Hills and the County of Los Angeles. In conjunction with any annexation of the Craftsman's Corner area, the City will prepare a specific plan that identifies appropriate land uses.

Calabasas Resources Inventory

A general inventory of resources within the Calabasas plan area has been developed in conjunction with this General Plan and other ongoing planning studies. Because many General Plan policies are keyed to environmental resources, it is imperative that the information presented in these maps accurately reflects the most current information available. Therefore, the resources inventory will be continually updated to incorporate new data on such topics as:

- *Open Space*
- *Hillsides, canyons, and ridgelines*
- *Biotic resources*
- *Historic, archaeological, and paleontological resources*
- *Hazard areas*
- *Scenic resources*



XIII. GENERAL PLAN IMPLEMENTATION

- *Air quality*
- *Greenhouse gas emissions*
- *Water availability*
- *Climate projections*

This information will be updated and monitored on a continual basis through the City's development/environmental review process, using:

- *Environmental documents*
- *Cumulative resource/impact studies*
- *Regional and state data collection efforts*

New Technologies

The General Plan specifies that the City will identify and implement techniques to improve water quality, reduce water consumption and solid waste generation, and conserve energy. Research that expands our understanding of these issues and suggests new technologies to address the problems is continually being undertaken. New technologies will be reviewed continually and the development code and other relevant planning documents will be updated as appropriate to incorporate new technologies.

Small Lot Consolidation

The City will continue to pursue programs to provide incentives for owners of existing small residential lots to consolidate their holdings into larger parcels. The programs will consist of pursuing formation of a non-profit entity that would "purchase" these properties, paying for them with shares in the entity. The non-profit entity would then consolidate properties into a single development, and re-subdivide the consolidated property pursuant to the provisions of the General Plan. Once subdivided, parcels would be sold, with the proceeds going to the original landowners in the form of dividends.

Capital Improvement Program Maintenance

The City will continue to maintain a Five-Year Capital Improvement Program that will be consistent with the goals, policies, and programs of the General Plan.

Maintenance and Update of Transportation Funding Programs

The City will maintain cumulative traffic impact fees for all new discretionary development projects and update fees as appropriate. The fees will be updated as



XIII. GENERAL PLAN IMPLEMENTATION

necessary to reflect changed conditions and will provide sufficient funds to implement the Capital Improvement Program and mitigate the effects of cumulative development in the City.

Traffic impact fees will enable the City to continue to collect funds from all developments occurring within the City. These funds will then be used for the sole purpose of implementing various improvements to the City's arterial street system. The traffic impact fee system will continue to distribute the costs of identified arterial street improvements to new development based solely on the proportional share of total traffic that the proposed development will generate. Each improvement will be necessary to mitigate traffic impacts associated with proposed developments so that an acceptable level of service will continue to be maintained. Fees will continue to be directly proportional to the benefit that each new development will ultimately receive. Also, the City will continue to recognize a fee credit to developers who construct proportions of the identified traffic improvements.

Update and Expansion of Landscape Maintenance Districts

The City will investigate the need to update and expand existing landscape maintenance districts to fund needed landscape/hardscape maintenance and upgrades in commercial and mixed use districts. These districts will continue to be funded through assessments on properties within the district.

Local Transit Services

The City will continually investigate ways in which local transit services can be improved to meet community needs. Implementation of transit service improvements will be dictated by need and availability of funding. As existing business and mixed use areas redevelop over time, the City will require facility improvements in conjunction with new development that facilitate transit service.

Transportation Planning

The City will develop a corridor plan for the section of Calabasas Road between Parkway Calabasas and the Old Town area to address future traffic growth resulting from General Plan buildout. The corridor plan will provide a focused study of the roadway segment and identify options for improving vehicle flow and overall mobility along the segment.



XIII. GENERAL PLAN IMPLEMENTATION

XIII.B Intergovernmental Coordination and Community Involvement

Calabasas is committed to truly representational government that seeks appropriate responses to specific issues. The intergovernmental coordination and community involvement program proposes actions that reflect this commitment. For example, some issues, such as the protection of natural resources, not only affect the City of Calabasas, but also affect adjacent jurisdictions, as well as agencies charged with the management of regional resources. Many issues cross geographic boundaries, and therefore require concerted efforts by several governmental entities before they can be resolved. Intergovernmental coordination means actively pursuing regional solutions to regional problems. Calabasas is committed to working with its neighbors to address these issues.

At the same time, Calabasas recognizes that to be truly representational, local government must reflect the values of the people it serves. Therefore, the City has established mechanisms for informing the community on local issues and soliciting citizen input.

Multi-Species Habitat Preservation Programs

Calabasas will continue to support the efforts to create multi-species habitat and open space preservation programs, and will facilitate the establishment of such programs by the following means.

- *The City shall pursue formation of a communitywide assessment district or other similar mechanism to purchase such development rights as may be attached to lands designated for Preservation and Retention in the City's Land Management System.*
- *The City shall pursue an open space dedication program similar to a parks dedication program. In such a program, each developer would be required to dedicate land to an appropriate agency or pay an in-lieu fee where dedication is not appropriate.*
- *To ensure the long-term preservation of lands set aside for open space, the City will require that development rights or a conservation easement be granted to the City, or that another acceptable means of ensuring preservation of such lands in perpetuity is established.*
- *The City will use the guidelines described in the Development Review Program to encourage clustered development where appropriate, preserve a high quality of life and buffer lands dedicated for preservation from adjacent development.*



XIII. GENERAL PLAN IMPLEMENTATION

Coordination of Land Use Planning Activities

Calabasas will undertake the following in order to ensure that land use planning in Calabasas will actively pursue review of the land use planning efforts of adjacent jurisdictions and provide constructive comments regarding the impacts that such programs will have on the City.

- *Work with Los Angeles County and other jurisdictions as part of the Ventura Freeway Corridor Policy Coordinating Committee to achieve compatibility between the Calabasas General Plan and the planning efforts of Los Angeles County. Work with Los Angeles County, other jurisdictions, and residents to update that portion of the Santa Monica Mountains Area Plan that is within the Calabasas General Plan study area.*
- *Continue to work with other local agencies and community groups as a means of increasing the effectiveness of Calabasas' voice in regional planning efforts and the planning efforts of adjacent jurisdictions.*
- *The City will pursue establishment of interjurisdictional agreements for the mitigation of development impacts on a case-by-case basis. It is the City's intent that such interjurisdictional agreements support the City's policy of using adjacent jurisdictions' General Plans and Master Plans as the basis for defining appropriate mitigation of interjurisdictional development impacts.*
- *On an annual basis, the City will initiate discussions of issues of mutual interest with local, regional, State, and Federal agencies whose efforts could benefit or adversely affect the City of Calabasas.*

Coordination of Circulation Facility Funding

To the degree feasible and to the extent permitted by inter-agency cooperation, Calabasas will pursue establishment of reciprocal traffic improvement programs with jurisdictions that affect and are affected by traffic in Calabasas (the cities of Malibu, Los Angeles, Hidden Hills, Westlake Village, Agoura Hills and the counties of Los Angeles and Ventura) to ensure that traffic resulting from development in these communities does not adversely affect City streets, and to ensure that traffic resulting from development in Calabasas does not adversely affect the street system in other jurisdictions.

Calabasas will work with Caltrans, the Metropolitan Transit Authority, Los Angeles and Ventura counties, and the cities of Los Angeles, Hidden Hills, Westlake Village, and Agoura Hills to coordinate regional transportation facilities. Coordination efforts will include:



XIII. GENERAL PLAN IMPLEMENTATION

- *Updating information on the status of development projects, roadway facilities;*
- *Supporting regional public transportation along the Ventura Freeway;*
- *Coordinating with Caltrans, Ventura County, and cities to the west of Calabasas to establish a system of park-and-ride lots along with an active rideshare matching program; and*
- *Coordinating revisions to the City's circulation and bicycle plans with regional circulation planning efforts.*

Expansion of Park Facilities and Programs

To ensure the availability of adequate park and recreation programs and facilities, Calabasas will coordinate recreational programming, park planning and park acquisition activities with Los Angeles County, the Las Virgenes School District, the city of Agoura Hills, and local homeowners' associations. City efforts shall include, but not be limited to:

- *Coordinating planned locations of schools and parks with the Las Virgenes Unified School District;*
- *Continued pursuit of joint-use agreements with the Las Virgenes Unified School District that facilitate the use of school facilities for City recreational programs during non-school hours; and*
- *Pursuit of alternative sources of funding for the acquisition and development of active park land.*

Update of Technological Capabilities

The City will continue to update communication technology capabilities and implement new technologies as they become available. Communication technology improvements will be coordinated by the City's Media Operations Department, which will continue to monitor system needs and technological advances and regularly report to the City Council on recommendations for system enhancements.

Review of Trail Availability

Along with the National Park Service, State Department of Parks and Recreation, and Los Angeles County, the City will establish and participate in an annual survey of recreational trails to ensure appropriate maintenance and confirm that trails are open and available.



XIII. GENERAL PLAN IMPLEMENTATION

Coordination of Planning Programs with the Las Virgenes Unified School District

Calabasas will continue to coordinate future development and emergency preparedness with the Las Virgenes Unified School District (LVUSD) by:

- *Participating with the LVUSD in joint land use/facilities planning efforts;*
- *Requesting that the LVUSD indicate the level of facilities available to serve new development projects requiring discretionary review by the City;*
- *Coordinating with the LVUSD in future updates to its Master Plan of Schools, which outlines specific sites needed to support buildout of the Calabasas General Plan; and*
- *Coordinating with the school district to determine the impacts of development within Calabasas upon school facilities.*
- *Coordinating with the school district on emergency preparedness, response, and recovery, including evacuation and emergency communication protocols.*

Library Funding

The City will conduct an evaluation of the possible expansion of library facilities, including analysis of the feasibility and desirability of development impact fees and other sources of funding and developing a new library branch on the west side of Calabasas.

Maintenance of Disaster Preparedness

The City will maintain a Hazard Mitigation Plan to coordinate disaster recovery activities within Calabasas. As part of this effort, the City will actively solicit the input of local disaster preparedness agencies, including, but not limited to, fire, sheriff, and the American Red Cross.

To ensure adequate provision of emergency services in the event of a local disaster, the City will continue to maintain mutual aid agreements with the Santa Monica National Recreation Area, the counties of Los Angeles and Ventura, and the cities of Los Angeles, Hidden Hills, Agoura Hills, and Malibu.

To reduce wildfire risk, the City will coordinate with regional, state, and federal entities to implement wildfire mitigation measures and fuel load modification/reduction zones in areas adjacent to the City, including in alignment with initiatives related to the Los Angeles County Fire Department Strategic Plan and the Los Angeles County Countywide Community Wildfire Protection Plan.

To accomplish implementation of the disaster preparedness policies specified within the Safety Element, the Calabasas City Council will explore County, State, and Federal



XIII. GENERAL PLAN IMPLEMENTATION

funding options; and, based upon successful funding allocations, experts will be retained to carry out policy implementation under the guidance of the City Manager and City Departmental staff, as appropriate.

Enhancement of Community Awareness

The effectiveness of the programs described in the Calabasas General Plan is dependent on the participation of Calabasas residents. To ensure that residents are made aware of these programs, the City will publicize local programs and provide a forum for public debate of local issues.

The City will continue to use its newsletter to publicize City-sponsored programs, including, but not limited to, the following:

- *Recycling efforts*
- *Ridesharing programs*
- *Recreation programs*
- *Water conservation techniques*
- *Energy conservation/greenhouse gas reduction techniques*
- *Community policing and Neighborhood Watch programs*
- *Fire prevention programs*
- *Disaster preparedness*

Calabasas will also continue to use local cable television and the City's website as means of providing public information. Ways in which the use of digital media can be expanded for providing public information will continue to be investigated and, as appropriate, implemented. The City's metropolitan area network will continue to be expanded to provide broadband connections to public facilities and connect to regional networks.

The City will also invite agencies involved in water and energy conservation programs to set up educational displays in City Hall and other community facilities.

Where appropriate, the City will hold "Town Hall Meetings" to facilitate public discussion of current issues facing the community.

Involving the Community in the Development Review Process; Identification of Social Compatibility Impacts

In order to facilitate citizen participation in the development review process in a manner that is meaningful to individuals at the neighborhood level, Calabasas encourages informal meetings between citizen groups and developers on proposed development



XIII. GENERAL PLAN IMPLEMENTATION

projects. The purpose of such meetings is to facilitate interaction between the developer and neighborhood interests in a relaxed, informal setting, and to provide the developer with the opportunity to inform and obtain feedback from the neighborhood. Specifically, the City encourages developers to meet with affected citizens, and ask Calabasas citizens to give direction to proposed developments by:

- *Delineating neighborhood values, goals, and objectives;*
- *Participating in choosing among alternative project designs; and*
- *Participating in the review and modification of development plans.*

Although the results of these informal meetings are not binding upon the City, early consultation and discussion between developers and affected citizens can significantly facilitate the development review process by resolving issues of social compatibility before public hearings begin.

Inviting Citizens in Community Decision Making

Many of the questions facing the City of Calabasas are complex issues requiring policy recommendations and an evaluation of tradeoffs that are not easily done in a public forum. To address these issues, the City Council may appoint task forces to research specific issues and provide policy direction to the City Council or Planning Commission. Members of these task forces would be appointed by the City Council. The task forces will be requested to provide recommended policy direction within a specific time frame, and will be disbanded after the presentation of their recommendation.

Monitoring of Community Satisfaction: Community Survey

To provide local decisionmakers with regular input on how satisfied Calabasas residents are with their community and their quality of life, the Calabasas Community Survey will continue to be updated every two years. Future surveys should address not only general plan issues such as land use, housing and circulation, but also more specific issues facing the City at the time of the survey.

Providing Cultural Amenities

In order to expand cultural opportunities for Calabasas residents of all ages, the City will:

- *Expand City cultural programs, including theatrical, musical, dance, and other performing arts activities*



XIII. GENERAL PLAN IMPLEMENTATION

- *Actively seek the development of public and/or private venues for theater, dance, music, and children's programming*

XIII.C Strategic Planning Programs

Annual General Plan Review

California Government Code Section 65400(b) requires the planning agency of each city and county in the State to provide an "annual report to the legislative body on the status of the (general) plan and progress in its implementation." Such a report will be prepared and delivered annually to the Calabasas City Council.

In addition, AB 3180 (Ch. 1232, Stats. 1988), which amended the California Environmental Quality Act, requires every city and county to develop a monitoring or reporting plan in order to mitigate or avoid significant environmental effects. For those environmental mitigation strategies outlined in the 2030 General Plan EIR, the annual report prepared for the City Council regarding implementation of the General Plan will also be used to satisfy AB 3180 requirements.

Pursuant to the provisions of the 2030 General Plan, the City Council will not permit new development to cause the performance of public services and facilities to fall below performance standards included in the updated Development Code. The annual report on General Plan implementation will be used to identify the performance of services and facilities in relation to the performance standards adopted as part of the Development Code update.

Among the statutory responsibilities of California cities and counties is to "annually review the capital improvement program of the City or county and the local public works projects of other local agencies for their consistency with the General Plan ..." (Government Code Section 65103(c)). Also, pursuant to State law (Government Code Section 65401), all departments within the City and all other local government agencies (including the County school districts, and special districts) must submit a list of proposed capital improvement projects to the City. The City is then responsible for reviewing these projects for conformity with the General Plan and reporting back to the agency. The City will execute these requirements for General Plan consistency reporting and review capital improvement plans to the best of its ability. The annual General Plan implementation report process required by Government Code Section 65400(b) will be used to comply with these reporting requirements.

Maintenance of an Up-to-Date General Plan

To continue to function as the "constitution" for managing the community's future, the General Plan should reflect current conditions and social values. As a result, State law



XIII. GENERAL PLAN IMPLEMENTATION

provides for amending and updating the General Plan. By law, the General Plan may be amended a maximum of four times per year (multiple changes may be grouped into each amendment). State law also requires the City's Housing Element to be updated every 5 years.

It is anticipated that the annual General Plan review will result in amendments to the General Plan that are needed to keep the document up to date. In addition, citizens and landowners may apply for General Plan Amendments. The City Council and Planning Commission may initiate, or any citizen may apply to amend General Plan text, exhibits, or maps. In order to ensure a compatible and internally consistent General Plan, any proposed change to the General Plan must be consistent with the criteria and conditions of the balance of the General Plan text, as well as with General Plan maps and exhibits.

General Plan amendment requests will be processed in accordance with State planning law, CEQA, and City ordinances. There are three categories of General Plan amendments, with each type being of a different complexity to review and process in accordance with State requirements. Fees for these amendments will reflect the cost of processing each type of application. The three types of amendments, as shown in **Table XIII-1**, include Major, Minor, and Technical amendments.

Table XIII-1 Types of General Plan Amendments	
Major Amendments	
Major amendments are any changes to the goals, policies, or actions that would alter the basic policy directions previously set forth within the Plan. A Major Amendment is also a change that would increase development intensity or extend urban services into areas previously intended to be committed to rural or open space use. Under State law, each element of the General Plan may be amended four times per year; however, there is no limit on the number of individual changes any single General Plan Amendment may consider.	
Minor Amendments	
Minor Amendments will be considered on an ongoing basis and will be grouped together, as needed, to form individual amendments for final action by the City. Minor Amendments include mapping or simple textual changes that do not increase maximum allowable development intensity and do not create the need for extension of urban services to an area. Under State law, each element of the General Plan may only be amended four times per year; however, there is no limit on the number of individual changes any single General Plan Amendment may consider.	
Technical Corrections	
Amendments of this nature are essentially changes to the data base and statistics used in the preparation of the General Plan and contained in the appendices to the General Plan, as well as corrections of grammatical and typographical errors that do not change the meaning of policies and actions as adopted. These will be processed on an ongoing basis. Because Technical Revisions are editorial rather than substantive in nature, more than four Technical Revisions may be approved by the City for any individual element within a year.	



XIII. GENERAL PLAN IMPLEMENTATION

Interpretation of the General Plan Land Use Map

In any case where uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the official maps, the following procedures will be used to resolve such uncertainty:

- *Boundaries shown as approximately following lot lines shall be construed to be following such lot lines.*
- *Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right-of-way.*
- *Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.*
- *Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.*
- *Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines.*
- *Boundaries shown as following or approximately following high water lines shall be construed to follow the mean high water lines of such lakes, and, in the event of change in the mean high water line, shall be construed as moving with the actual mean high water line.*
- *Boundaries shown as following or approximately following the centerlines of streams, creeks, rivers, or other continuously flowing water courses shall be construed as following the channel centerline of such water courses taken at mean low water, and, in the event of a natural change in the location of such streams, rivers, or other water courses, the zone boundary shall be construed as moving with the channel centerline.*
- *Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed above shall be construed to be parallel to such features and at such distances as are shown on the maps.*
- *Symbols that indicate appropriate locations for proposed public facilities are not property-specific. They indicate only the general area within which a specific facility should be established.*

Resolution of Competing Objectives

It is the intent of the Calabasas General Plan to present straightforward goals, objectives, approaches, policies, and implementation programs, and to present



XIII. GENERAL PLAN IMPLEMENTATION

sufficient information with which to make consistent land use and policy decisions. Nevertheless, the inclusion of goals, objectives, approaches, policies, and implementation programs that are based on competing community values is inevitable. An example of such a case is the requirement for regular watering of areas being graded and the desire for water conservation.

Where such competition between competing values results in seemingly incompatible policies or implementation actions, the General Plan text often describes the relative priorities of the competing objectives. The Safety Element shall prevail in the event of competing objectives. In the absence of such specific direction, City decisionmakers will be required to determine the relative priorities of the values upon which the policies or implementation actions are based, and to act based on that determination.

Maintenance of Adequate Municipal Services and Facilities

As part of the annual General Plan review, the City will conduct an assessment of the municipal services and facilities being provided to Calabasas residents and businesses. The assessment will determine whether the performance level of municipal services and facilities fulfill General Plan objectives and policies. This review will also include an evaluation of the adequacy of City facilities and equipment; personnel staffing and program needs; and five year equipment, facility, and staffing needs based on anticipated growth and desired levels of service.

If General Plan objectives and policies are not being met, the following procedures will be implemented:

- *The City will determine the nature and geographic extent of the deficiency, and may establish a Municipal Facilities Improvement Area.*
- *Upon establishment of a Municipal Facilities Improvement Area, the City Council will direct the City Manager to prepare a program for City Council adoption to ensure that the performance objectives will be met at the earliest possible date.*
- *As part of the program to cure the identified deficiency, appropriate limitations on new development will be established within the improvement areas to facilitate elimination of the deficiency. These limitations will remain in effect until the deficiency is eliminated.*
- *New development within the improvement area will be required to provide such facilities as are necessary to ensure that the services and facilities provided to the new development meet established performance standards, and that the services and facilities provided to existing development will not be further degraded.*



XIII. GENERAL PLAN IMPLEMENTATION

Promoting Energy Conservation

Calabasas will enforce and periodically update the Green Building Ordinance to minimize energy conservation requirements of new development in the City. The City will also set an example for energy conservation by minimizing energy consumption in City operations. Techniques for energy conservation include, but are not limited to:

- *Emphasizing fuel efficiency in the purchase and use of City-owned vehicles*
- *Periodically reviewing energy use by City operations and implementing programs to conserve energy*
- *Encouraging the use of bicycles by providing bicycle storage facilities at all City facilities*
- *Achieving adopted solid waste source reduction and recycling goals in municipal operations*

Expansion of Parks and Recreational Facilities

To ensure that adequate parks and recreational facilities are available to Calabasas residents of Calabasas, the City shall allocate funds for:

- *Continued operation of existing City parks and recreational facilities/activities*
- *Securing public access to Las Virgenes Unified School District sites for non-school recreational programs during after school hours*
- *A fair share of maintenance costs for joint school/park facilities*

The City will also pursue additional sources of funds for the acquisition and development of additional active park land at the locations identified in the Parks, Recreation & Trails Element (Chapter X) or other identified suitable locations.

Responsible Regionalism: Project Review

Calabasas will provide timely review and constructive comments on the projects proposed or considered by other agencies that potentially affect Calabasas. The City will base its comments and requests for mitigation of impacts upon the provisions of this General Plan and will actively lobby jurisdictions to apply the same principles of recognizing each agency's General Plan or Master Plan that Calabasas uses in mitigating interjurisdictional impacts of City projects.

