

CITY *of* CALABASAS
2030 General Plan

**XII – Services, Infrastructure, &
Technology Element**



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XII. SERVICES, INFRASTRUCTURE & TECHNOLOGY ELEMENT

Communities need a variety of basic services and infrastructure in order to function. The City provides some of these services and infrastructure, while others are provided by other agencies. Careful coordination of land development with both City departments and outside agencies that are responsible for providing municipal services and infrastructure is needed to avoid gaps in service provision.

Prudent fiscal management is required to ensure adequate municipal income to pay for the services and facilities provided or contracted for by the City. In addition, adequate municipal income is required to provide and maintain community amenities.

Issues covered in the Services, Infrastructure, and Technology Element include:

- *Fiscal Management*
- *Municipal Services*
- *Educational Services*
- *Water Service & Infrastructure*
- *Wastewater Service & Infrastructure*
- *Storm Drains*
- *Technological Infrastructure*

XII.A Fiscal Management

Objectives

- ❖ Maintain a stable stream of municipal income that is adequate to provide the level of municipal services desired by Calabasas residents and businesses.
- ❖ Require developers to pay for all of the infrastructure, public facilities, and service costs that they create.

General Plan Approach

Calabasas recognizes that protecting environmental quality and enhancing the quality of life for Calabasas residents requires a stable stream of municipal income. The City also recognizes that expanding the community's retail and employment sectors to generate



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income entails certain costs, but will not sacrifice the area's natural environment or its residents' quality of life in the pursuit of municipal income. Calabasas places a greater priority on protecting the natural environment and the desirability of existing residential neighborhoods than on creating sales tax-generating and employment-generating uses. The City intends to live within its means and to provide services to its residents at levels it can afford. Thus, new retail and employment generating land uses need to be compatible with community objectives related to environmental quality and the quality of existing residential neighborhoods.

The principle that "new development shall pay its own way" is a key concept of the Calabasas General Plan. Developers will need to provide or funds needed new services at no net cost to existing residents and businesses.

Policies

- XII-1 Facilitate retail and service businesses in those sectors patronized by the local population and travelers along the Ventura Freeway.
- XII-2 Facilitate attractive retail development in Old Town, Calabasas Road, Agoura Road, and Ventura Freeway interchanges at Parkway Calabasas, Las Virgenes Road, and Lost Hills Road.
- XII-3 Establish and maintain a proactive program to attract commercial businesses to those locations within the City of Calabasas that the General Plan land use map has identified as being appropriate for commercial or mixed use, and work with potential commercial developers to ensure that projects are compatible with adjacent uses.
- XII-4 Consider financial incentives consistent with other General Plan provisions for new sales tax-generating and employment-generating uses where there is a clear "pay-back" to the City in the form of increased municipal revenue.
- XII-5 Ensure that the scale of commercial development in the City is compatible with surrounding neighborhoods.
- XII-6 Where a development project may have a negative effect on municipal income, require the preparation of a fiscal impact analysis, as well as appropriate mitigation for any identified net costs to the City.



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- XII-7 Require developers to construct and/or pay for the new onsite capital improvements required to serve the new development. Also, require that new development:
- *Is phased so as to ensure that facility and service demands associated with new development do not exceed capital facility capacities;*
 - *Does not adversely affect the level of service provided to existing development; and*
 - *Does not increase the cost of providing public services to existing residents and businesses.*
- XII-8 While requiring new development to pay its own way, maintain flexibility with respect to financing infrastructure improvements for new sales tax-generating and employment-generating uses.
- XII-9 Require the proponent of new development projects to ensure that the facilities (including systemwide improvements) to support projects are available at the time that they are needed.

XII.B Municipal Services

Objectives

- ❖ Ensure that local police and fire services meet the needs of the community.
- ❖ Provide convenient library facilities that meet the community's needs.
- ❖ Coordinate development activity with the provision of municipal services and facilities in a manner that:
 - *Maintains defined performance standards*
 - *Eliminates gaps in service provision to new development*
 - *Realizes cost efficiencies*
 - *Achieves an equitable sharing of the cost of municipal services and facilities based on the principle that new development is to pay for itself, both in terms of capital facilities and ongoing operations and maintenance*

General Plan Approach

The provision of municipal services and facilities is intended to advance Calabasas' vision for its future and support the land use mix needed to achieve that vision. The



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availability of adequate municipal services and facilities to a particular site is a prerequisite to permitting development of that site in accordance with General Plan policies, but is not considered to be a justification for development in and of itself.

In addition to parks and recreational services (addressed in the Parks, Recreation & Trails Element), key municipal services in Calabasas include police protection, fire protection, and libraries. These services as well as landscape maintenance are discussed below.

Police Services

All police services are provided through contract with the Los Angeles County Sheriff's Department. It is anticipated that this relationship will continue over the life of the 2030 General Plan.

It is Calabasas' vision that crime prevention be emphasized at least on an equal basis with law enforcement. The net result of this emphasis will be a safer community and a reduction in the cost of providing police protection services within Calabasas. Police services will seek to reduce the potential for crimes of opportunity through implementation of "defensible space" concepts.

To assist in reducing the likelihood of criminal activity, the City will continue working with the Sheriff's Department to maintain crime prevention programs. The City will also involve the Sheriff's Department in the development review process to ensure that new development that is permitted within the City increases surveillance potential, and is within the ability of the Sheriff's Department to provide police protection service.

Fire Protection Services

Fire protection service in Calabasas is provided through contract with the County of Los Angeles Fire Department. The County operates two stations within Calabasas as well as stations in Agoura Hills, Monte Nido, and Topanga Canyon. The City receives fire protection and paramedic services as well as wildland fire protection and forester tree service from the Department of Forestry and Fire Warden. It is anticipated that these relationships will continue over the life of the 2030 General Plan.

Calabasas's vision is that fire prevention be emphasized at least on an equal basis with fire suppression. The net result of this emphasis will be a safer community and a reduction in the cost of providing fire protection services within Calabasas. Fire services will seek to reduce the potential for structural and wildland fires. Services will include



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programs that focus on community education, as well as fire-safe landscaping and brush clearing within hillside residential areas.

To assist in reducing the likelihood of a disastrous fire, the City will continue to coordinate land use planning activities with the County Fire Department. The City will also work with the Department as part of the development review process to ensure that new development permitted within the City is within the capability of local fire stations to provide service.

Library Services

The Calabasas Civic Center includes a library that holds 90,000 volumes of reading material, a children's reading room, specialty collection areas, a young adult area, technology center and a reading area for adults. The Friends of the Calabasas Library, a volunteer group of citizens, provides funds for library programs and events for Calabasas residents. The City will continue to provide library services that meet the desires of the community and to promote and support volunteer organizations that help foster library functions and events.

Landscape Maintenance

The City of Calabasas maintains special assessment districts called landscape maintenance district (LMDs) that were established to fund and maintain landscaping and appurtenances for slopes and common areas. There are currently four LMDs within the City. LMD funds are used for the maintenance of existing landscaping and may also be used for the enhancement of the existing landscaping and the installation or maintenance of select hardscape features, such as stamped concrete medians, concrete paseos, fencing, slumpstone borders, irrigation controllers and decorative lighting. The City intends to retain and, as necessary, expand these districts in order to maintain and enhance landscaping and hardscaping in commercial and mixed use districts.

Policies

- XII-10 Continue coordination and information exchange between the City of Calabasas and local service providers such as the County sheriff's and fire departments and the Las Virgenes Unified School District.
- XII-11 Promote additional library facilities and services as required to meet the needs of Calabasas residents, including but not limited to a possible offsite branch to be located on the west side of the City and more programming and events.



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- XII-12** Promote the acquisition of library materials, collection expansion, technology growth, and staff development that reflect the needs and interests of Calabasas residents.
- XII-13** Direct new development to areas with adequate existing municipal facilities and services, areas where adequate facilities and services and facilities are committed, or areas where municipal facilities and services can be economically extended consistent with the master plans of area service providers.
- XII-14** Coordinate land development review with the master planning efforts of area service providers to facilitate the provision of adequate services and facilities. New development shall pay its own way.
- XII-15** Maintain and, as necessary, expand landscape maintenance districts in commercial and mixed use districts in order to provide funds for landscape/hardscape maintenance and enhancement.

XII.C Educational Services

Objectives

- ❖ Promote access for Calabasas residents to high quality local educational services by facilitating the acquisition of school sites and the construction of adequate school facilities to serve the needs of Calabasas residents and working with Las Virgenes Unified School District to promote cooperative educational programs.
- ❖ Engage cooperative school/public facility planning, which will ensure provision of adequate school facilities and quality educational programs in a manner consistent with the goals and strategies of the Calabasas General Plan with respect to facility location, use type, timing, funding, recreational and social joint use programs, and the creation of an overall sense of community.

General Plan Approach

Although the provision of public school facilities is the responsibility of the Las Virgenes Unified School District (LVUSD), the City of Calabasas will assist by working with the LVUSD to develop new school and park facilities together as multiple-use facilities in order to minimize costs and to maximize utilization. To the extent possible, new school



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and park facilities will be located and developed as integrated units serving as neighborhood cores. Existing school facilities will, to the extent feasible, be adapted and redeveloped to function as multiple-use cores to give identity to existing neighborhoods.

As discussed in the Parks, Recreation & Trails Element, the City will work with the LVUSD to guide the location and design of school and joint school/park sites. New development will be required to be responsible for providing the necessary funding or resources to establish facilities commensurate to the project's impact. The City will also work with the LVUSD to formulate cooperative educational programs.

Policies

- XII-16** Maintain ongoing, open communication with Las Virgenes Unified School District and coordinate land development review activities with the District's master planning efforts.
- XII-17** Require new development to provide full mitigation for school impacts, subject to the provisions of State law that limit the City's ability to require school mitigation.
- XII-18** Work with the Las Virgenes Unified School District to assist in the formation of special assessment districts for construction of additional schools.
- XII-19** To the extent that joint school/park facilities meet local recreational needs, permit park fees collected by the City to be used for joint use recreational facilities.

XII.D Water Service & Infrastructure

Objective

Assure that water supply infrastructure is adequate to meet projected needs and is provided in a manner that supports water dependent resources, enhances recreational opportunities, and preserves and enhances riparian habitats, water quality, and the environment.



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General Plan Approach

The Las Virgenes Municipal Water District (LVMWD) will continue to provide water facilities within Calabasas. LVMWD purchases its water from Metropolitan Water District of Southern California, a water wholesaler. There is no local source of drinking water serving Calabasas. All supplies are imported.

The City will work with the LVMWD to ensure coordination of the district's water and sewer facilities master plans with the land use plan and development intensities permitted by the Calabasas General Plan. The City will also work with the LVMWD, as part of the development review process, to ensure that new development

The Las Virgenes Municipal Water District provides both water and sewer service in Calabasas. Potable water is imported via the Metropolitan Water District of Southern California. The District also provides recycled water that is used for landscape irrigation.

permitted by the City is within the LVMWD's ability to provide water and sewer service. Water infrastructure is designed to respond to the various land use water demands while also being able to provide service at the peak demand period.

Water conservation practices will continue to be promoted and required through restrictions on water intensive land uses, water flow devices as well as promotion of native landscaping. In addition, the LVMWD makes extensive use of recycled water as about one-quarter of the potable water served to LVMWD customers is reused within the service area to irrigate landscapes. The expanded use of recycled effluent will be encouraged throughout the City.

Policies

- XII-20** Coordinate land development review with the master planning efforts of the LVMWD to facilitate provision of adequate services and facilities.
- XII-21** Direct new development to areas with adequate existing water facilities and services, areas that have adequate facilities and services committed, or areas where facilities and services can be economically extended consistent with the LVMWD's master plan.
- XII-22** Participate in regional efforts to enact local water quality protection mechanisms to implement state and federal programs.



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- XII-23** Support conservation and efficient water use in an effort to minimize the need for new water sources.
- XII-24** Continue to implement opportunities to increase the use of recycled water and secondary effluent in coordination with the Las Virgenes Municipal Water District, potentially including the development of incentives to encourage the use of reclaimed water.

XII.E Wastewater Service & Infrastructure

Objective

Assure that wastewater management infrastructure is adequate to meet projected needs and are provided in a manner that supports water dependent resources, enhances recreational opportunities, and preserves and enhances riparian habitats, water quality, and the environment.

General Plan Approach

The LVMWD is responsible for wastewater treatment in the Calabasas area. Through a Joint Exercise of Powers Agreement (JPA), the LVMWD and the Triunfo Sanitation District (TSD) jointly own and operate Tapia Water Reclamation Facility (WRF), which treats and recycles wastewater generated in Calabasas. The Sanitation Districts of Los Angeles County are responsible for maintaining the collection systems and billing individual customers. The City will continue to work with the LVMWD as part of the development review process, to ensure that new development permitted by the City is within its ability to provide sewer service.

Certain areas within Calabasas remain on private septic systems. These areas include portions of Calabasas Highlands, Saint Andrews Lane and Turtle Creek Road located west of Mulholland Highway, Dry Canyon Cold Creek Road and the connector roads Dorothy Road, Valdez Road, and Canyon Drive, Old Topanga Canyon Road between Mulholland Highway and Mulholland Drive and Black Bird Way, and Hummingbird Way. Failed septic systems can potentially contaminate both surface water and groundwater. Consequently, the City will continue to consider expansion of the sanitary sewer system to provide sewer access in areas of the community where public sewers are currently lacking.



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Policies

- XII-25** Coordinate land development review with the master planning efforts of the LVMWD and TSD to facilitate provision of adequate sewer services and facilities.
- XII-26** Direct new development to areas with adequate existing sewer facilities and services, areas where adequate facilities and services and facilities are committed, or areas where services and facilities can be economically extended consistent with the LVMWD and TSD master plans of area service providers.
- XII-27** Promote the design of wastewater systems that minimize inflow and infiltration.
- XII-28** As appropriate, provide sanitary sewer service in areas of the City where such service is currently lacking through:
- Monitoring of private onsite wastewater systems for operational performance within applicable environmental standards;
 - Regular reporting of the results of monitoring to the City Council; and
 - Extending sanitary sewer service into areas where service is lacking if the provision of sewer service is determined to be technically warranted, economically feasible, and environmentally beneficial.

XII.F Storm Drains

Objective

Promote effective stormwater management to minimize flood hazards and to protect slopes, streams, and wetlands from erosion and sedimentation to avoid the degradation of environmental quality, wildlife habitat, and natural system aesthetics.

General Plan Approach

Stormwater discharges consist of surface water runoff generated from various land uses which discharge into waters of the State. The quality of these discharges varies and is affected by geology, land use, season, hydrology, and sequence and duration of hydrologic events. In general, pollutants in the water runoff can impair the waterways, thereby discouraging recreational use of the resource, contaminating drinking water supplies, and interfering with the habitat of fish, other aquatic organisms and wildlife.



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Municipal point source discharges from urbanized areas remain a leading cause of impairment of surface waters in California.

Public street catch basins within Calabasas are maintained by the Los Angeles County Road Department and drainage area catch basins are maintained by the County of Los Angeles Flood Control District. The storm drain and catch basin system is generally adequate and upgrades needed to facilitate new development will be implemented in conjunction with the development. The City will also work with the local agencies to ensure that services and new development permitted by the City is within the ability of the agencies to provide drainage and stormwater service.

Calabasas requires implementation of Storm Water and Runoff Pollution Prevention Controls (Best Management Practices) for Development Construction and Redevelopment controls for private and public projects within the City boundaries. Implementation of applicable state and federal requirements for new development will continue throughout the life of the General Plan.

Policies

- XII-29** Employ appropriate stormwater management practices to prevent stormwater problems from urban runoff, which may include flooding, erosion, or stream channel scouring in natural drainage systems. These practices at a minimum will include the collection, control and treatment of stormwater runoff at a rate and quantity that prevents damage to both man-made and natural drainage systems.
- XII-30** Promote natural stormwater control mechanisms such as engineered and City-approved detention/retention basins and drainage swales to manage stormwater runoff.
- XII-31** Encourage the use of semi-pervious or pervious surfaces and other low-impact development techniques to minimize stormwater runoff from individual sites.
- XII-32** Prevent water quality degradation through implementation of Best Management Practices and educational programs to reduce pollution entering surface waters.
- XII-33** Encourage regional approaches to managing stormwater in order to provide improved performance, maintenance and cost efficiency.



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XII.G Technological Infrastructure

Objective

Encourage development of technology infrastructure and service to allow Calabasas residents and businesses to communicate with individuals and institutions locally, regionally, nationally, and globally.

General Plan Approach

The role of technology in our society is continually expanding. Calabasas residents and workers expect the latest technologies to be available to enable them to meet their daily needs and perform their jobs more efficiently. As such, the City expects to continue to facilitate the development of an integrated information system that will meet the community's technological needs.

The City is currently served by a variety of vendors and service providers that comprise the technological infrastructure of the City. Local networks continue to expand coverage and provide responsive service within the City. In addition, the City has been assembling its own citywide area network, which will provide broadband connections to all local public facilities. The City will encourage continued community investment in the most advanced communications technologies available in an effort to facilitate local businesses and meet the current and future needs of City residents. The City will also continue to develop a strategic network perspective that will serve to enhance the local network infrastructure. At the same time, the City will continue to consider aesthetics in the placement and design of new communication infrastructure.

Calabasas' Media Operations Department is responsible for CTV- The Calabasas Channel, the City's government access channel, Information Technology, Cable Franchise Regulation, City Film and Photo Permits, Graphic Design, e.News, Sister Cities and the City website.



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Policies

- XII-34** Continue to develop a citywide area network that provides broadband connections to local public facilities and connects to regional networks.
- XII-35** Encourage citywide access to fast and secure wireless broadband networks.
- XII-36** Make information regarding City government and decision making, local services, and opportunities to participate in City governance available in electronic form.
- XII-37** Encourage technology and communication service providers to develop and maintain a long-term coordinated telecommunications plan to improve bandwidth, reduce costs, and improve system reliability.
- XII-38** Encourage technology service providers to creatively integrate technology facilities into the natural and built environment to minimize the total number of such facilities and associated aesthetic impacts.
- XII-39** Require new residential and commercial development to include infrastructure components necessary to support modern communication technologies.
- XII-40** Work with other agencies and neighboring cities to integrate technology infrastructure planning on a regional basis.



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