

6A+B



City of Hidden Hills

6165 Spring Valley Road * Hidden Hills, California 91302
(818) 888-9281 * Fax (818) 719-0083

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Dirk Lovett, City Engineer
Tom Bartlett, AICP, City Planner for City of Calabasas

DATE: February 12, 2018

SUBJECT: A Resolution Adopting a General Plan Amendment and Introduction of an Ordinance to Pre-zone Approximately 12.3 Acres of Property Consisting of Four Parcels to the R-A-S Zoning District in Preparation for Subsequent Annexation of Such Property.

Background

The City of Calabasas is pursuing annexation of property commonly known as the "Craftsman's Corner" territory, located immediately south of the City of Hidden Hills. The Hidden Hills General Plan specifically anticipates and discusses the possible annexation of the Craftsman's Corner area by the City of Calabasas on page LU-3 of the Land Use Element. However, the Craftsman's Corner area is within the Sphere of Influence for the City of Hidden Hills, and in order for Calabasas to annex this area, the Sphere boundary will be amended as part of the proposed municipal reorganization effort. Four parcels, totaling 12.3 acres, are proposed for annexation to Hidden Hills to prevent creation of County "islands" when the Craftsman's Corner territory is annexed to the City of Calabasas. Together, the two cities' respective annexations are called a municipal reorganization under State law (the *Cortese Knox Hertzberg Local Government Reorganization Act of 2000*, as amended).

Coordination between the City of Calabasas and the City of Hidden Hills was initiated in 2014 regarding the municipal boundaries reorganization effort, and this coordination has been continuing since that time. The City of Hidden Hills' position on the boundary reorganization is that it would be beneficial to annex and have control (zoning and land use) over properties that abut the City but are currently under the jurisdiction of Los Angeles County. On December 10, 2014, the City of Hidden Hills submitted a letter to the Los Angeles County Local Agency Formation Commission (LAFCO) supporting the proposed reorganization and annexations (**Exhibit A**). On January 1, 2015 an Annexation Cost Reimbursement Agreement between the City of Hidden Hills and the City of Calabasas was executed for the purpose of facilitating the annexation effort (**Exhibit B**). The agreement ensures reimbursement by the City of Calabasas to Hidden Hills for expenses incurred by Hidden Hills resulting from Calabasas' Craftsman's

Corner annexation. A letter from Calabasas City Manager Anthony Coroalles to Hidden Hills City Manager Kerry Kallman (dated Jan. 30, 2018) reaffirms the cost reimbursement arrangement between the two cities, and confirms that Calabasas will share with the City of Hidden Hills twenty five percent (25%) of all property tax revenues derived from properties that would annex to Calabasas. (The confirmation letter from Mr. Coroalles is found at **Exhibit C.**)

Discussion

Pre-Zoning Ordinance

State law requires that within a proposed municipal reorganization area each participating city must pre-zone the respective territory being annexed, consistent with that city's adopted General Plan (See, Cal. Gov. Code Section 56375(a)(7)). Thus, the four properties subject to annexation into the City of Hidden Hills must be identified in the Hidden Hills General Plan with a proposed future land use(s), and the properties must be pre-zoned consistently with the General Plan land use(s) in anticipation of the future annexation. The affected properties include three developed single-family lots located at the western terminus of Oakfield Road (APNs 2049-016-026, 027, and 034, which collectively total approximately 4.3 acres), and one undeveloped approximately eight-acre property located between Bridle Trail Road and Lasher Road (APN 2049-022-030). A map depicting the location of the properties is attached as **Exhibit D.** These properties are proposed to be pre-zoned to the Residential Agriculture, Suburban (R-A-S) zoning district, with the corresponding land use designation in the General Plan Land Use Element.

Pre-zoning the four properties will not affect the City boundaries; nor will the pre-zoning establish any new city zoning controls over the properties. While the municipal reorganization process is pending, the County of Los Angeles will maintain zoning control over the properties, as well as for properties located in the Craftsman's Corner territory set for annexation to Calabasas. The Hidden Hills zoning will take regulatory effect for the affected properties only if, and after, the formal annexations are fully approved by LAFCO. The draft ordinance, which establishes the pre-zoning for the subject properties, is found at **Exhibit E.**

General Plan Amendment

The Hidden Hills General Plan identifies proposed future land uses in the City of Hidden Hills' Land Use Element. Figure LU-3 on page LU-11 of the General Plan designates most of the land within the City of Hidden Hills for Residential Agricultural Suburban (R-A-S) use, which allows for single-family residential homes and related accessory structures on lots sized one acre or larger. The properties planned for annexation are bordered on three sides by properties in the City which are designated R-A-S. It is reasonable and appropriate for the subject annexation properties to be designated in the General Plan, and correspondingly pre-zoned, for large-lot (1 acre minimum lot size) single-family residential use. Accordingly, Figure LU-3 in the General Plan is proposed to be amended to include identification of the proposed annexation properties as being subject to imminent annexation, along with the "R-A-S" land use designation. Figure 2 in

the City of Hidden Hills General Plan depicts the Sphere of Influence for the City of Hidden Hills, and this map has been modified here to amend the Sphere of Influence and illustrates territories proposed to be annexed to Calabasas and Hidden Hills. The proposed map amendments are attached to the draft Resolution for the General Plan Amendment (**Exhibit F**). The proposed General Plan Amendment will also amend the City's zoning map. To maintain consistency throughout the General Plan, all text and map exhibits in the General Plan, directly affected by the annexation, shall be amended to be consistent with the amended maps discussed above. Calabasas will provide initial drafts of all such amendments at their cost, after LAFCO approval of the proposed annexation, per the Reimbursement Agreement.

In addition, forecasted housing growth in Hidden Hills is discussed within the Housing Element. The Hidden Hills City Council adopted an updated Housing Element in 2014, consistent with State law requiring all local jurisdictions' Housing Elements to be regularly updated to comply with regional housing targets. No further amendments are needed for the Housing Element due to this proposal because State law dictates that properties proposed for future annexation cannot be relied upon for future housing inventory.

A public hearing is required if a city is considering an amendment to its General Plan. Tonight's meeting and subsequent public hearing will allow the City Council to receive and consider testimony from the public prior to taking any action on this proposal.

Environmental Review

When the City of Calabasas updated its General Plan in 2008 (*Calabasas 2030 General Plan*), future annexation of the Craftsman's Corner territory was envisioned, and land use policies for the area were specifically included within the plan for that reason. Also, pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Calabasas prepared an Environmental Impact Report (EIR) to document and analyze potential environmental impacts resulting from the City's new General Plan; accordingly, the documentation, analyses, and discussions within the EIR included potential environmental impacts specific to and/or affecting the Craftsman's Corner area.

In October 2015 the City of Calabasas adopted an addendum to the General Plan EIR to reflect several corrections to the land use plan for the Craftsman's Corner area. That EIR addendum document (titled: "*Second Addendum to the Calabasas 2030 General Plan EIR*") examines the entirety of the proposed reorganization, to include the corresponding amendments to the SOIs for both Calabasas and Hidden Hills, and the attendant annexation of the four subject properties to the City of Hidden Hills. The EIR identified no significant environmental impacts resulting from the proposed action (see attached Exhibit F). The full *Calabasas 2030 General Plan EIR* may be accessed on the City of Calabasas website at www.cityofcalabasas.com. The addendum is attached as **Exhibit G**.

The City of Calabasas is the lead agency under CEQA for the proposed reorganization. The City of Hidden Hills is considered a responsible agency under CEQA because it is a decision-making body for a portion of the reorganization under our jurisdiction. As such, staff has reviewed the Addendum and concurs in the analysis and conclusions set forth therein. The appropriate CEQA findings are included in both the proposed resolution and ordinance.

Public Notice

A Notice of Public Hearing was posted at City Hall, at the Hidden Hills Community Association, and on the City webpage. Notices were also emailed to all Hidden Hills Residents signed up for City email notifications, and mailed to all property owners within 500 feet of the subject properties. A copy of the public notice along with radius maps and mailing labels of properties within 500 feet are attached as **Exhibit H**.

Fiscal Impact

All costs born by the City including City Engineering and City Attorney time will be reimbursed by the City of Calabasas. In addition, the City of Calabasas has agreed to provide the City 25% of property tax revenue received as a result of the annexation.

Recommendation

Staff recommends that the City Council proceed in the following manner:

1. Receive the staff report and presentation;
2. Conduct the public hearing and receive public comment;
3. Adopt Resolution No. ____ approving the proposed amendments to the Hidden Hills General Plan and Zoning Map; and,
4. Introduce the ordinance by title only and waive further reading of Ordinance No. ____ pre-zoning the planned annexation territory for Residential Agricultural, Suburban (R-A-S) use.

Attachments

- Exhibit A: Hidden Hills Letter of Support re. Craftsman's Corner Annexation
- Exhibit B: Cost Reimbursement Agreement
- Exhibit C: Letter to Hidden Hills City Manager Kerry Kallman from Calabasas City Manager Tony Coroalles, dated January 30, 2018
- Exhibit D: Map depicting Location of the Four Properties to Be Annexed
- Exhibit E: Draft Ordinance Establishing Pre-zoning of the Subject Properties
- Exhibit F: Draft Resolution of General Plan Amendment
- Exhibit G: Calabasas 2030 General Plan EIR Addendum
- Exhibit H: Public Hearing Notice, 500' radius maps, and mailing labels



City of Hidden Hills

6165 Spring Valley Road • Hidden Hills, California 91302
(818) 888-9281 • Fax (818) 719-0083

December 10, 2014

Mr. Paul A. Novak, AICP
Executive Officer
Local Agency Formation Commission for the County of Los Angeles
80 South Lake Avenue, Suite 870
Pasadena, California 91101

Re: Letter of Support of the City of Hidden Hills for Reorganization No. 2014-03 to the City of Calabasas and the City of Hidden Hills (Amendments to Calabasas and Hidden Hills Spheres of Influence "Craftsman's Corner")

Dear Mr. Novak:

The City of Calabasas adopted Resolution No. 2103-1391 initiating proceedings for the following: (i) a reorganization encompassing the City of Calabasas, the City of Hidden Hills, and a portion of unincorporated territory of the County of Los Angeles which would result in area being annexed to the City of Calabasas and area being annexed to the City of Hidden Hills; and (ii) an amendment of the respective Spheres of Influence for the City of Calabasas and the City of Hidden Hills.

On behalf of the City of Hidden Hills ("City") I write to inform you that on November 24, 2014 the City Council for the City of Hidden Hills voted in favor of the above-referenced reorganization application. Accordingly, we look forward to working with the City of Calabasas and the Local Agency Formation Commission of the County of Los Angeles as the proceedings on this matter move forward.

Respectfully,

Cherie L. Paglia
City Manager

CLP/rmd

**REIMBURSEMENT AGREEMENT BETWEEN
THE CITY OF CALABASAS AND THE CITY OF
HIDDEN HILLS RELATED TO THE
CRAFTSMAN'S CORNER ANNEXATION**

This Reimbursement Agreement is dated as of January 1, 2015, and is entered into by and between the City of Calabasas ("Calabasas"), a municipal corporation and the City of Hidden Hills, a municipal corporation ("Hidden Hills"). Calabasas and Hidden Hills may hereinafter be referred to as "Parties."

RECITALS

A. Calabasas desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, to annex territory to the City of Calabasas commonly known as "Craftsman's Corner." Craftsman's Corner consists of approximately 146 acres located in the unincorporated territory of the County of Los Angeles and within the Hidden Hills' Sphere of Influence.

B. Calabasas has been in discussions with Hidden Hills regarding its intent to submit an application for reorganization to the Local Agency Formation Commission of Los Angeles County ("LAFCO"). The proposed application includes a request to amend the Sphere of Influence boundaries for Calabasas and Hidden Hills as well as a request to approve the annexation of territory to Calabasas and the annexation of territory to Hidden Hills ("Craftsman's Corner Annexation").

C. To facilitate the proposed Craftsman's Corner Annexation, on December 11, 2013, the Calabasas City Council adopted Resolution No. 2013-1393 to formally initiate annexation proceedings and request that LAFCO amend the Sphere of Influence and consider approval of a reorganization of territory consisting of the annexation of Craftsman's Corner to Calabasas and the annexation of territory to Hidden Hills.

D. Calabasas has agreed to pay all costs and expenses associated with the Craftsman's Corner Annexation including any costs and expenses incurred by Hidden Hills. Accordingly, Calabasas and Hidden Hills desire to enter into this Reimbursement Agreement to set forth the terms regarding the repayment of costs and expenses incurred by Hidden Hills.

NOW, THEREFORE, in reliance on the foregoing recitals and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Calabasas and Hidden Hills hereby agree as follows:

Section 1. Reimbursement.

A. Calabasas agrees to pay and/or reimburse Hidden Hills in full for all costs and expenses (as further defined herein) incurred by Hidden Hills in connection with the Craftsman's Corner Annexation application to be submitted to LAFCO by Calabasas, including any costs and expenses for activities prior to filing such application as well as costs and expenses after filing through LAFCO's final determination ("Project").

B. Costs and expenses as used herein shall include all costs related to the Project such as but not limited to: (i) consulting services (if necessary) for the processing of any environmental review for the Project; (ii) reimbursement of staff time and any administrative costs (i.e. drafting applications and staff reports, attendance at meetings, pre-planning work by Hidden Hills staff, responding to resident's requests related to Project, etc.) related to the planning, review and processing of revisions to the Hidden Hills Sphere of Influence, applications submitted to LAFCO, Hidden Hills general plan amendment, Hidden Hills zone text amendment, Hidden Hills pre-zoning related to the Project; (iii) costs for attorney's fees for review and advice to Hidden Hills related to the Project including review of agenda reports, attending meetings, etc.; (iv) costs for staff to attend meetings at LAFCO or other meetings as requested by Calabasas.

C. Within ten (10) calendar days of final approval of this Reimbursement Agreement, Calabasas shall pay Hidden Hills a lump sum deposit in the amount of \$5,000 ("Initial Deposit"). The Initial Deposit may be commingled with other funds of the City for the purposes of investment and safekeeping, but the City shall at all times maintain records as to the expenditure of the deposit. If City subsequently determines that the Initial Deposit is insufficient to reimburse the City for its costs and expenses as set forth in paragraph A, Hidden Hills shall request Calabasas to deposit the amount reasonably estimated by Hidden Hills to be sufficient to cover the additional costs and expenses ("Supplemental Deposit"). Calabasas shall make the Supplemental Deposit to Hidden Hills within ten (10) calendar days of Hidden Hills' request.

D. Hidden Hills, not Calabasas, shall pay employees and contractors assigned to work on the Project from a Hidden Hills account.

E. The Parties agree that the costs and expenses to be reimbursed to Hidden Hills under this Agreement will not exceed \$30,000, which includes a \$5,000 contingency. If Hidden Hills anticipates that costs and expenses will exceed \$30,000, prior to incurring such costs and expenses, Hidden Hills agrees to provide Calabasas with (i) a written estimate of the additional expense; and (ii) documentation regarding the need for such expense. Calabasas shall within twenty (20) business days after receipt, approve or disapprove the expense in writing. Calabasas agrees it shall act in good faith in making such determination.

F. Hidden Hills shall refund to Calabasas any amount of Calabasas' deposits that remain unexpended at the end of the Project. For purposes of this paragraph and paragraph G, "the end of the Project" means the time at which LAFCO has rendered a

final decision on the Project or Calabasas has abandoned the Project and notified Hidden Hills in writing.

G. Hidden Hills shall maintain complete and accurate records with respect to the costs and expenses related to the Project for which reimbursement is provided under this Reimbursement Agreement. Hidden Hills shall allow a representative of Calabasas during normal business hours to examine, audit and make transcripts or copies of such records and any other documents related to the Project. Hidden Hills shall retain such records for two years after the end of the Project.

Section 2. Tax-Sharing Agreement.

Calabasas and Hidden Hills acknowledge and agree that this Reimbursement Agreement has no relationship to or impact on a "Tax Sharing Agreement" that will need to be negotiated and agreed to by the Parties in order for Calabasas to proceed with the Project.

Section 3. Discretion.

The Parties agree that Hidden Hills maintains and has sole discretion in any decision within its control with respect to land use and zoning within its City boundaries.

Section 4. Notices.

Any notices, bills, invoices or reports required by this Reimbursement Agreement shall be deemed received on (a) the day of delivery if delivered by hand during receiving party's regular business hours or by facsimile before or during receiving party's regular business hours; or (b) on the second business day following deposit in the United States mail, postage prepaid, to the addresses below, or to such other addresses as the Parties may, from time to time, designate in writing pursuant to this section.

Calabasas: City of Calabasas
 100 Civic Center Way
 Calabasas, California 91302
 Attention: Tony Coroalles
 Fax: (818) 225-7324

Hidden Hills: City of Hidden Hills
 6165 Spring Valley Road
 Hidden Hills, California 91302
 Attention: Cherie L. Paglia
 Fax: (818) 719-0083

Section 5. Assignment.

This Reimbursement Agreement is personal to each party and may not be assigned by the Parties.

Section 6. Indemnification.

A. In the event of any court action or proceeding challenging the validity of the Project, including the actions taken by LAFCO on the Project Application or this Reimbursement Agreement, whether or not such action or proceeding names the City of Hidden Hills including its public officials, employees or consultants as a party, Calabasas shall defend, at its own expense, the action or proceeding.

B. In the event of any court action or proceeding challenging the validity of the Project, including the actions taken by LAFCO on the Project Application or this Reimbursement Agreement, that names the City of Hidden Hills, including its public officials, employees or consultants, as a party, Calabasas shall either provide and assume the defense of Hidden Hills or shall reimburse Hidden Hills for the costs and expenses of such defense. Such determination shall be made by Calabasas in writing within ten (10) calendar days after notification by Hidden Hills of the filing of any claim, action or proceeding. In addition, regardless of whether Calabasas assumes the defense or reimburses the City, Calabasas shall also pay any award of costs, expenses and fees that the court having jurisdiction over such challenge makes in favor of any challenger and against Hidden Hills.

C. If Calabasas has exercised the option to reimburse Hidden Hills for its costs in defending any court action or proceeding as described above, Calabasas shall deposit with the City cash or other security in the amount of \$10,000, in the form satisfactory to the Hidden Hills City Attorney, within ten (10) calendar days of such notice for use by Hidden Hills for all costs and expenses related to any action triggering the obligations of this Section. If Hidden Hills is required to draw on that cash or security to indemnify or reimburse itself for such costs, Calabasas shall restore the deposit to its original amount within fifteen (15) calendar days after notice from Hidden Hills. Additionally, if at any time the Hidden Hills City Attorney determines that an additional deposit or additional security up to an additional \$25,000 is necessary to secure the obligations of this Section, Calabasas shall provide such additional security within fifteen (15) calendar days of notice from the Hidden Hills City Attorney.

D. Hidden Hills and Calabasas shall cooperate with each other in the defense of any such action or proceeding as may be reasonably requested by either party.

Section 7. General Provisions.

A. The Parties agree to take all appropriate steps and execute any documents which may reasonably be necessary or convenient to implement the intent of this Reimbursement Agreement.

B. This Reimbursement Agreement may be amended at any time, and from time to time, by an agreement executed by both Parties to this Reimbursement Agreement in writing.

C. If any provision of this Reimbursement Agreement or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Reimbursement Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this reimbursement Agreement are severable.

D. This Reimbursement Agreement represents the entire and integrated agreement between Calabasas and Hidden Hills. This Reimbursement Agreement supersedes all prior oral or written negotiations, representations or agreements. This Reimbursement Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the Parties, which writing expressly refers to this Reimbursement Agreement.

E. In the event that either party shall commence any legal action or proceeding to enforce or interpret this Reimbursement Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees. The venue for any litigation shall be Los Angeles County. In the event of any asserted ambiguity in, or dispute regarding the interpretation of any matter herein, the interpretation of this Reimbursement Agreement shall not be resolved by any rules of interpretation providing for interpretation against the party who causes the uncertainty to exist or against the drafting party.


F. The Parties understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the Parties to this Reimbursement Agreement and also govern the interpretation of this Reimbursement Agreement.

G. This Reimbursement Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.


H. The person or persons executing this Reimbursement Agreement on behalf of Calabasas and Hidden Hills warrant and represent that he or she has the authority to execute this Reimbursement Agreement on behalf of the respective party and has the authority to bind such party to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Reimbursement Agreement as of the date first written above.


CITY OF CALABASAS

By: 
Anthony M. Corrales, City Manager

Approved as to form:

By: 
Scott H. Howard, City Attorney

CITY OF HIDDEN HILLS

By: 
Cherie L. Paglia, City Manager

Approved as to form:


By: 
Roxanne Diaz, City Attorney



Exhibit C

CITY *of* CALABASAS

January 30, 2018

Mr. Kerry Kallman
City Manager
City of Hidden Hills
6165 Spring Valley Road
Hidden Hills, CA 91302

Dear Kerry:

The purpose of the letter is to confirm that the City of Calabasas has agreed to share 25% of all property tax revenues derived from a potential annexation of the Craftman's Corner area to the City of Calabasas. The 25% will be based on whatever final amount the City negotiates with the County after the annexation revenue sharing agreement is negotiated and finalized. Additionally, the City has agreed to pay for all costs associated with preparing the annexation documents and any fees required to process the application.

It was a pleasure to work with Hidden Hills in this complex matter and hope that our annexation will be a benefit to both communities.

Sincerely,

Anthony M. Coroalles
City Manager

AMC/am

100 Civic Center Way
Calabasas, CA 91302
(818) 224-1600
Fax (818) 225-7324



Reorganization of Municipal Boundaries: Cities of Calabasas and Hidden Hills

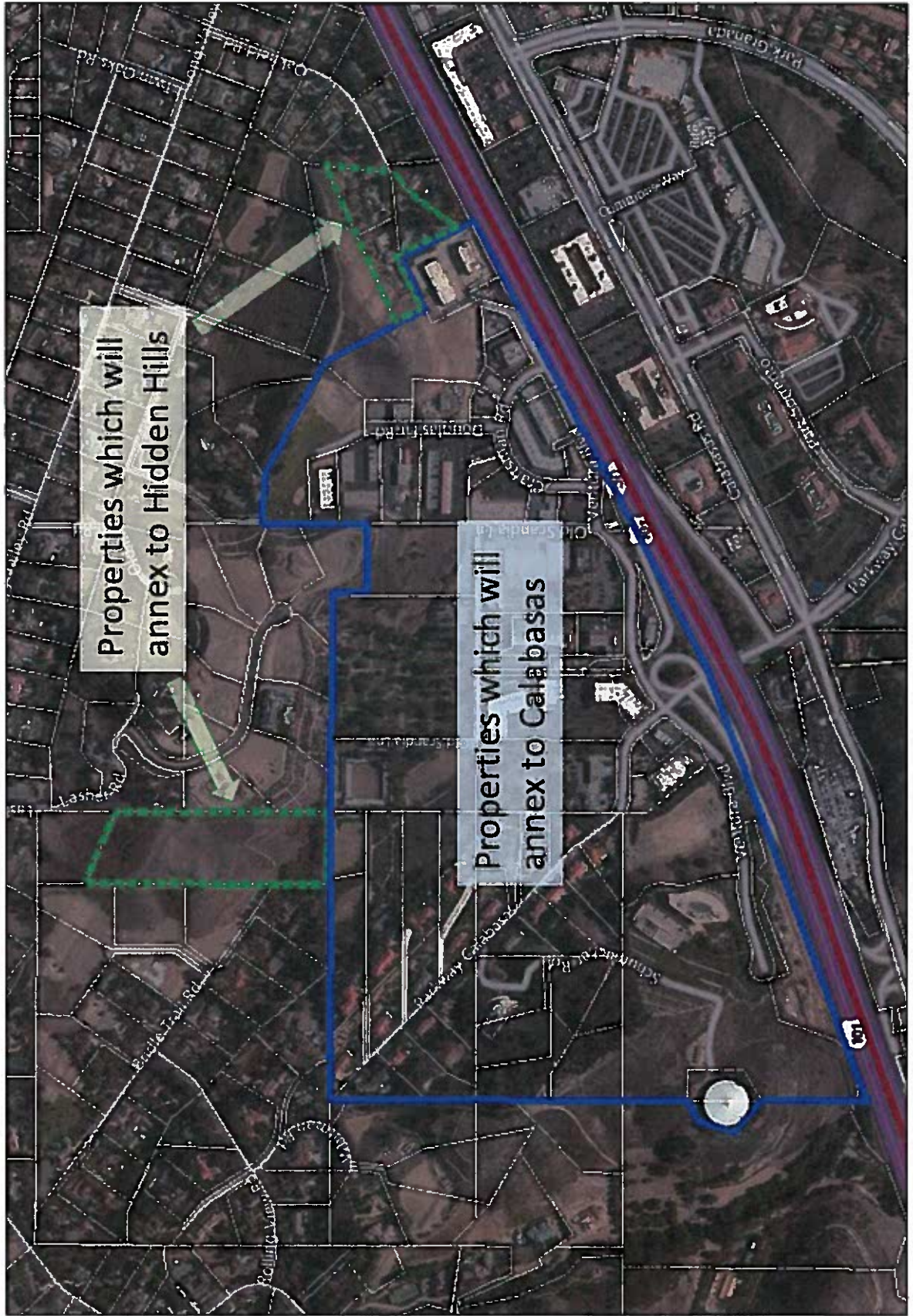


Exhibit E

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS APPROVING THE PRE-ZONING OF AN APPROXIMATELY 8 ACRE PARCEL LOCATED SOUTHEAST OF BRIDLE TRAIL ROAD AND SOUTHWEST OF LASHER ROAD, AND THREE PARCELS OF LAND CONSISTING OF APPROXIMATELY 4.3 ACRES LOCATED AT THE SOUTHEASTERLY END OF OAKFIELD ROAD IN CONJUNCTION WITH A SUBSEQUENT ANNEXATION OF SUCH TERRITORY INTO THE CITY; AND MAKING CERTAIN FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Findings.

A. The City of Calabasas has filed an Application to Initiate Proceedings for Reorganization No. 2014-02 (“Reorganization”) with the Local Agency Formation Commission for the County of Los Angeles (“LAFCO”). As part of these proceedings, the City of Calabasas intends to request that LAFCO process a reorganization such that (i) approximately 164 acres of territory currently within the unincorporated Los Angeles County area would be annexed to the City of Calabasas; and (ii) approximately 12.3 acres of territory comprised of four parcels currently within the unincorporated Los Angeles County would be annexed to the City of Hidden Hills.

B. The four parcels to be annexed to the City of Hidden Hills are comprised of a single parcel approximately 8 acres located immediately southeast of Bridle trail Road and southwest of Lasher Road (APN 2049-022-030) and three developed parcels totaling approximately 4.3 acres located at the western terminus of Oakfield Road (APN 2049-016-026, 027 and 034) (“HH Territory”).

C. As part of the LAFCO proceedings on the Application, LAFCO requires each participating city to pre-zone the respective territory being annexed, consistent with that city’s adopted General Plan and as such the City of Hidden Hills intends to pre-zone the HH Territory as set forth herein (“Project”)

D. The City of Calabasas prepared and adopted a Final Environmental Impact Report (EIR-SCH #2008041030) for “The Calabasas 2030 General Plan” (“General Plan EIR”) which included the future annexation of the territory into the City of Calabasas commonly known as Craftsman’s Corner. In October 2015, the City of Calabasas as lead agency for the proposed Reorganization prepared an addendum to the General Plan EIR which examined the entirety of the proposed reorganization, including but not limited to, the annexation of the HH Territory

("Addendum to the General Plan EIR"). The Addendum to the General Plan EIR was prepared in accordance with the relevant provisions of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines and determined that there were no significant environmental impacts resulting from the proposed Reorganization, including the annexation of the HH Territory.

E. The City of Hidden Hills is a decision making body for the portion of the Reorganization described herein as the "Project" and as such is acting as a responsible agency under CEQA. The City of Hidden Hills has reviewed the Addendum to the General Plan EIR prepared by the City of Calabasas as lead agency for the Reorganization and concurs in the analysis and conclusions set forth therein.

F. On February 12, 2018, the City Council of the City of Hidden Hills conducted a duly noticed public hearing, at which time City staff presented its report, and interested persons had an opportunity to testify on the proposed Project. Following receipt of all public testimony, the City Council closed the hearing.

Section 2. Based on the testimony and other evidence presented at the February 12, 2018 public hearing, the City Council finds as follows:

A. The findings set forth in Section 1 of this Ordinance are true and correct, are incorporated into this Ordinance by reference and constitute a material part of this Ordinance.

B. The pre-zoning of the HH Territory is consistent with the City of Hidden Hills General Plan because the City's current Sphere of Influence boundary includes the HH Territory. In addition, as part of the Reorganization, the City of Hidden Hills is processing an associated General Plan Amendment. The associated General Plan Amendment establishes the land use designation of "R-A-S" (Residential Agriculture Suburban) for the HH Territory, which is consistent with the land use designations applicable to the immediate surrounding properties. The R-A-S land use designation in the General Plan corresponds directly to the proposed pre-zoning designations for each parcel within the subject territory. Accordingly, upon the effective date of this Ordinance, the proposed pre-zoning of the HH Territory will be consistent with the General Plan.

C. The City Council has independently reviewed and analyzed the Addendum to the General Plan EIR and other information in the record and has considered the information contained therein, prior to acting or approving the Project. The City Council finds that the Addendum to the General Plan EIR prepared for the Project has been completed in compliance with CEQA and in a manner that is consistent with state and local guidelines implementing CEQA and that the Addendum to the General Plan EIR represents the independent judgment and analysis of the City Council as a responsible agency for the portion of the Reorganization as described herein.

Section 3. The City Council of the City of Hidden Hills hereby pre-zones the following parcels, APN 2049-022-030, APN 2049-016-026, APN 2049-016-027 and APN 2049-016-034, as RA-S (Residential Agriculture Suburban), and amends the Official Zoning Map for the City of Hidden Hills by adding the RA-S (Residential Agriculture Suburban) zoning

designation to those properties as shown in map attached as Exhibit 1 and incorporated herein by this reference.

Section 4. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 5. This Ordinance shall take effect thirty (30) days after its adoption, but the zoning designations applied to the properties within the HH Territory will not become effective unless and until Reorganization No. 2014-02 is approved by the Local Agency Formation Commission for the County of Los Angeles.

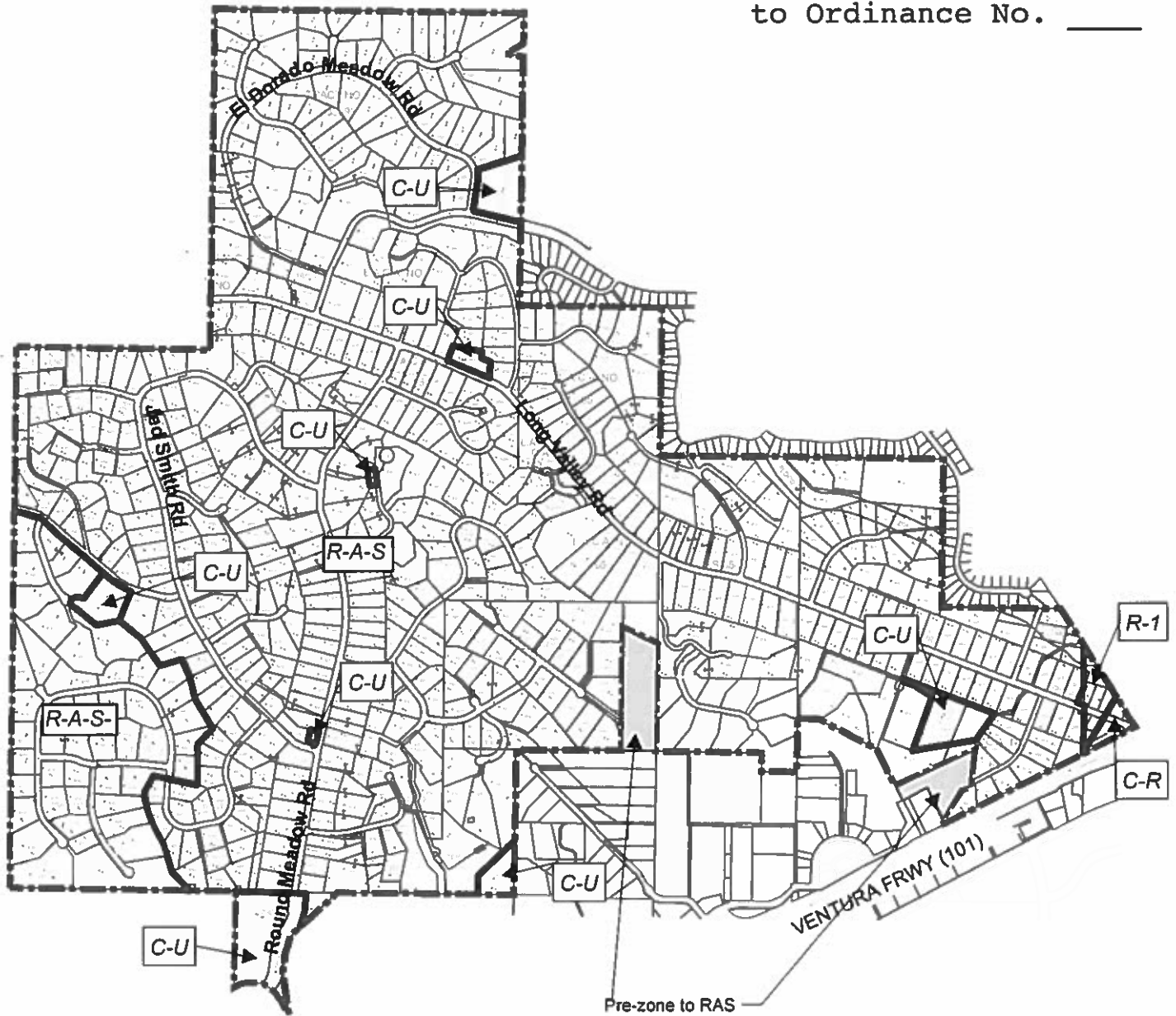
Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be posted in the manner required by law.

PASSED, APPROVED AND ADOPTED this ____ day of February, 2018.

Stuart E. Siegel, Mayor

ATTEST:

Deana L. Graybill, CMC, City Clerk



General Plan Land Use ¹	Zoning ²	
RA-2	R-A-S-2	Residential-Agricultural, Suburban (1 acre minimum lot area)
RA-1	R-A-S	Residential-Agricultural, Suburban (1 acre minimum lot area)
R-SF	R-1	Single-Family Residential (20,000 sq. ft. minimum lot area)
C	C-R	Commercial Restricted
Public	C-U	Public/Community Use

¹ Adopted on _____ by Resolution No _____
² Adopted on _____ by Ordinance No _____

City Limits



Figure LU-3
General Plan Land Use Designations
and Zoning Classifications

EXHIBIT F

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS APPROVING A GENERAL PLAN AMENDMENT ASSOCIATED WITH THE ANNEXATION OF AN APPROXIMATELY 8 ACRE PARCEL LOCATED SOUTHEAST OF BRIDLE TRAIL ROAD AND SOUTHWEST OF LASHER ROAD, AND THREE PARCELS OF LAND CONSISTING OF APPROXIMATELY 4.3 ACRES LOCATED AT THE SOUTHEASTERLY END OF OAKFIELD ROAD IN CONJUNCTION WITH A PENDING APPLICATION TO THE LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION SEEKING ANNEXATION OF SUCH TERRITORY INTO THE CITY; AND MAKING CERTAIN FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Hidden Hills has an adopted General Plan to guide community development and growth, and the City Council has periodically updated the General Plan as necessary to maintain consistency with applicable laws and current conditions in the community;

WHEREAS, the General Plan anticipates within the Land Use Element potential future annexations of adjoining territories, which territories include properties located south of the City;

WHEREAS, the neighboring City of Calabasas has filed an Application to Initiate Proceedings for Reorganization No. 2014-02 ("Reorganization") with the Local Agency Formation Commission for the County of Los Angeles ("LAFCO"). As part of these proceedings, the City of Calabasas intends to request that LAFCO process a reorganization such that (i) approximately 164 acres of territory currently within the unincorporated Los Angeles County area would be annexed to the City of Calabasas; and (ii) approximately 12.3 acres of territory comprised of four parcels currently within the unincorporated Los Angeles County would be annexed to the City of Hidden Hills;

WHEREAS, by way of a letter to LAFCO, the City Council has previously communicated its support for the annexation effort presently under way by the City Calabasas;

WHEREAS, the City Council desires to annex the remaining twelve and three-tenths (12.3) acres, which consists of four properties comprised of a single parcel approximately 8 acres located immediately southeast of Bridle trail Road and southwest of Lasher Road (APN 2049-022-030) and three developed parcels totaling approximately

4.3 acres located at the western terminus of Oakfield Road (APN 2049-016-026, 027 and 034) (“HH Territory”), in order to provide municipal services to those properties and to cooperatively establish a mutual and coterminous jurisdictional boundary between the City of Hidden Hills and the neighboring City of Calabasas;

WHEREAS, the City Council desires to amend the General Plan such that the maps and accompanying policy statements within the General Plan will be updated to clearly reflect this cooperative annexation effort by the two neighboring cities and to integrate the annexation of the HH Territory into the City’s General Plan (“Project”);

WHEREAS, the City of Calabasas prepared and adopted a Final Environmental Impact Report (EIR-SCH #2008041030) for “The Calabasas 2030 General Plan” (“General Plan EIR”) which included the future annexation of the territory into the City of Calabasas commonly known as Craftsman’s Corner. In October 2015, the City of Calabasas as lead agency for the proposed Reorganization prepared an addendum to the General Plan EIR which examined the entirety of the proposed reorganization, including but not limited to, the annexation of the HH Territory and this General Plan Amendment (“Addendum to the General Plan EIR”). The Addendum to the General Plan EIR was prepared in accordance with the relevant provisions of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines and determined that there were no significant environmental impacts resulting from the proposed Reorganization, including the annexation of the HH Territory and the associated General Plan Amendment; and

WHEREAS, the City of Hidden Hills is a decision making body for the portion of the Reorganization described herein as the “Project” and as such is acting as a responsible agency under CEQA. The City of Hidden Hills has reviewed the Addendum to the General Plan EIR prepared by the City of Calabasas as lead agency for the Reorganization and concurs in the analysis and conclusions set forth therein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and incorporated herein as if set forth in full.

Section 2. On February 12, 2018, the City Council of the City of Hidden Hills conducted a duly noticed public hearing, at which time City staff presented its report, and interested persons had an opportunity to testify on the proposed Project. Following receipt of all public testimony, the City Council closed the hearing.

Section 3. The HH Territory is comprised of four parcels approximately twelve and three-tenths (12.3) acres and are located adjacent to the City of Hidden Hills in unincorporated Los Angeles County territory, having current zoning designations of: R-1-22000 (Residential Single-Family, 22,000 square feet minimum lot size) for the three developed properties on Oakfield Drive, and A-2-2 (Heavy Agriculture, 2-acre minimum lot size) for the undeveloped approximately 8-acre property. The City Council desires to

amend its General Plan with respect to the HH Territory and designate such property as RA-S Residential Agricultural Suburban.

Section 4. The proposed General Plan amendment is internally consistent with the Hidden Hills General Plan and the amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

Section 5. The City Council has independently reviewed and analyzed the Addendum to the General Plan EIR and other information in the record, and has considered the information contained therein prior to acting or approving the Project. The City Council finds that the Addendum to the General Plan EIR prepared for the Project has been completed in compliance with CEQA and in a manner that is consistent with state and local guidelines implementing CEQA and that the Addendum to the General Plan EIR represents the independent judgment and analysis of the City Council as a responsible agency for the portion of the Reorganization as described herein.

Section 6. The City Council of the City of Hidden Hills hereby amends its General Plan as follows: (i) Figure LU-3 of the Land Use Element on page LU-11 is to be replaced with a new Figure LU-3, in substantial conformance with Exhibit 1 to this Resolution, which designates the HH Territory as R-A-S Residential Agricultural Suburban; and (ii) Figure 2 (Sphere of Influence Map) is to be replaced with a new Figure 2, in substantial conformance with Exhibit 2 to this Resolution, which reconfigures the City's Sphere of Influence to remove the area to be annexed by the City of Calabasas upon approval of the Reorganization by LAFCO. The City Council hereby authorizes the City Engineer to make all necessary revisions to the text and figures of the General Plan to be consistent with the amendments set forth in this Section.

Section 7. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 8. This Resolution shall not become effective unless and until Reorganization No. 2014-02 is approved by the Local Agency Formation Commission for the County of Los Angeles.

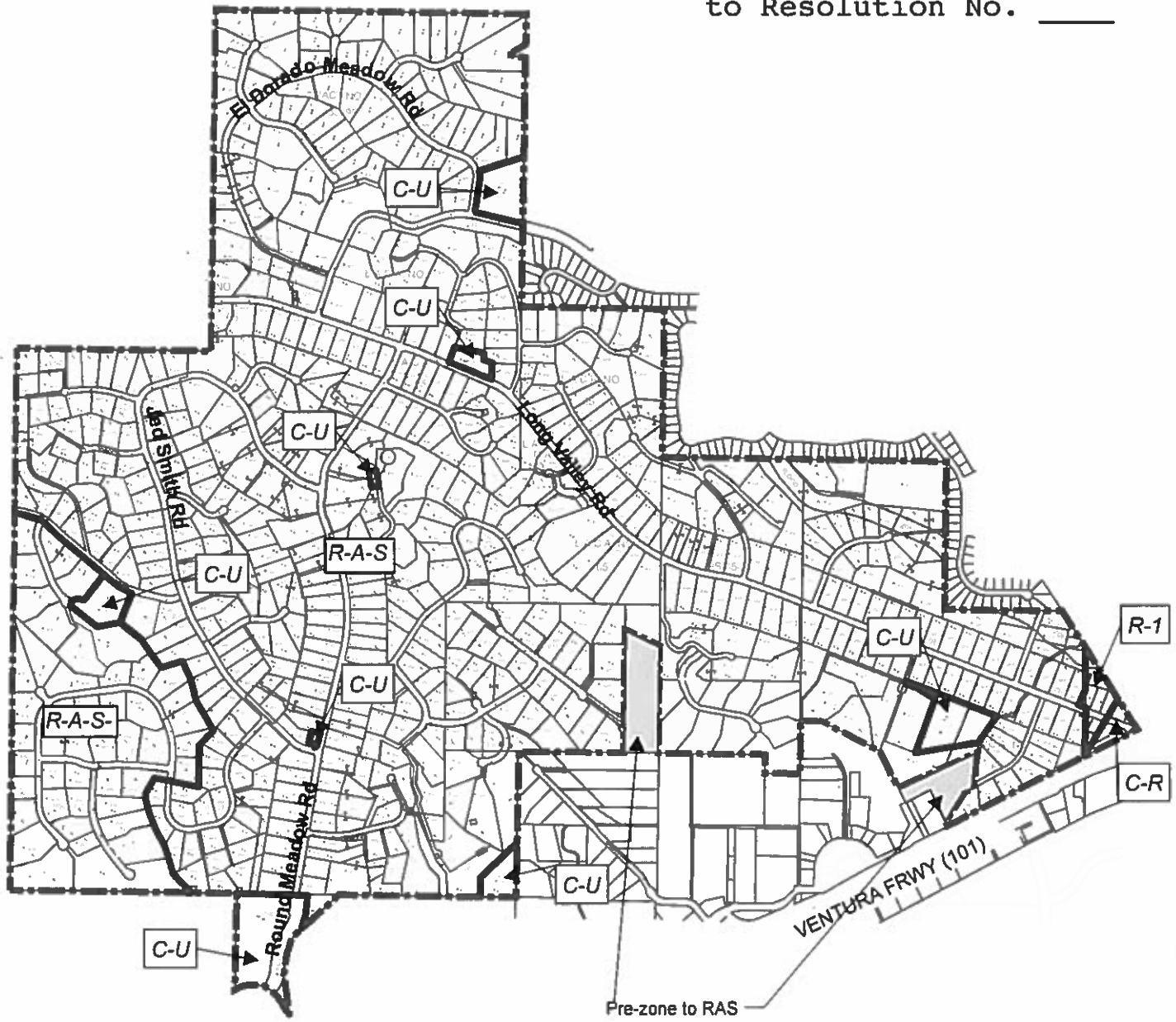
Section 9. The City Clerk shall certify to the adoption of this Resolution and shall transmit a certified copy to the Local Agency Formation Commission of Los Angeles County.

PASSED, APPROVED AND ADOPTED this 12th day of February 2018.

Stuart E. Siegel, Mayor

ATTEST:

Deana Graybill, CMC
City Clerk



General Plan Land Use ¹	Zoning ²	
RA-2	R-A-S-2	Residential-Agricultural, Suburban (1 acre minimum lot area)
RA-1	R-A-S	Residential-Agricultural, Suburban (1 acre minimum lot area)
R-SF	R-1	Single-Family Residential (20,000 sq. ft. minimum lot area)
C	C-R	Commercial Restricted
Public	C-U	Public/Community Use

¹ Adopted on _____, by Resolution No. _____
² Adopted on _____, by Ordinance No. _____

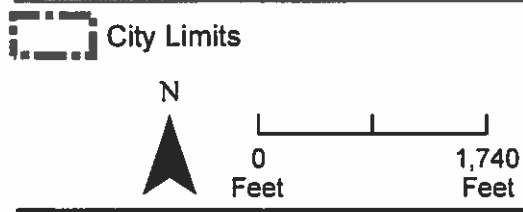
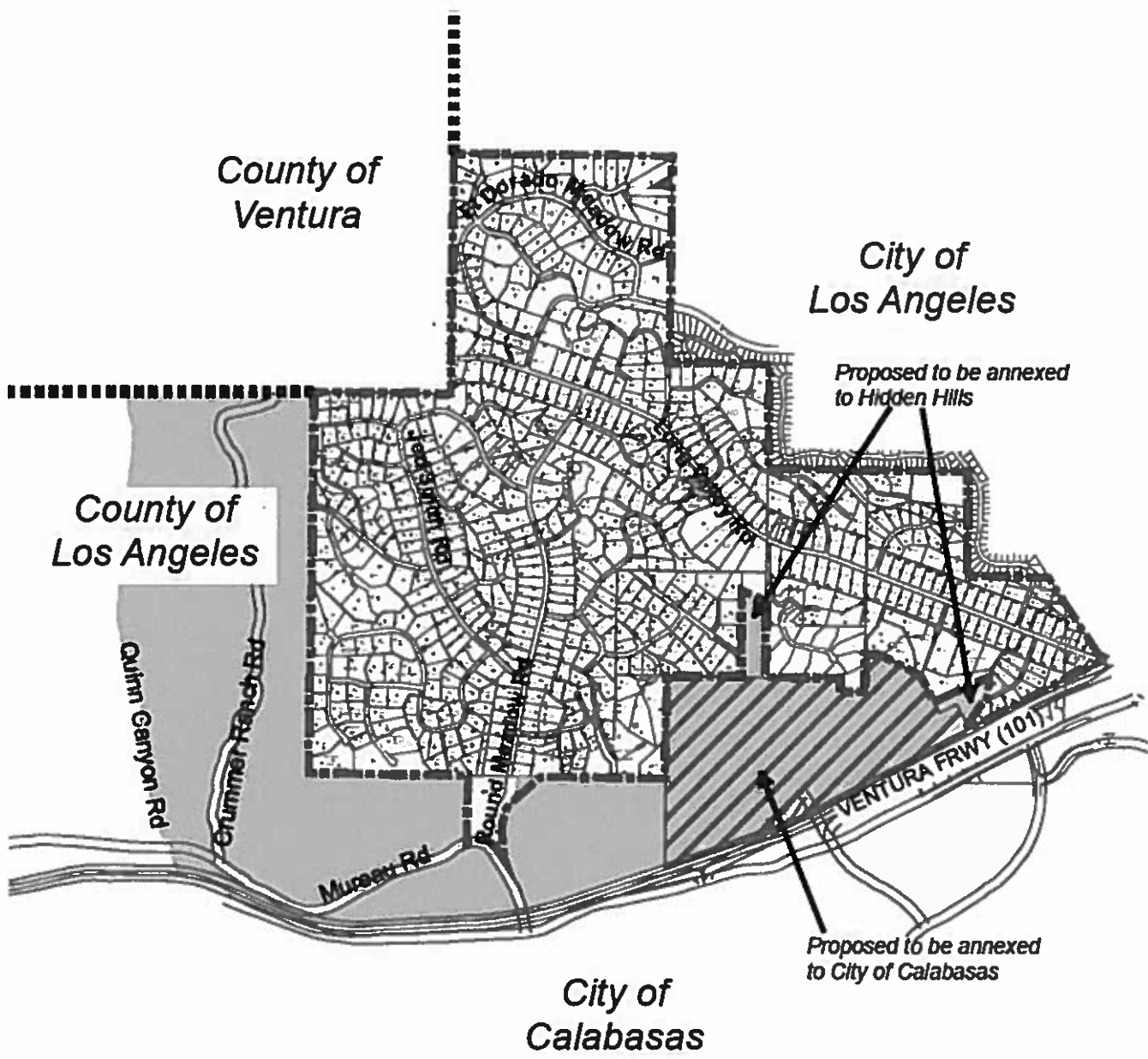
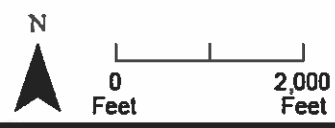


Figure LU-3
General Plan Land Use Designations and Zoning Classifications



■ Sphere of Influence
▬ City Limits



Map adopted on _____, by Resolution No. _____

Figure 2
Sphere of Influence Map

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

Prepared by:

City of Calabasas
100 Civic Center Way
Calabasas, California 91302

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(818) 224-1600

September 2015

City of Calabasas 2030 General Plan Second Addendum to the Final EIR

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INTRODUCTION

The City of Calabasas prepared a comprehensive General Plan update in 2008 (*The Calabasas 2030 General Plan*), for which the City also prepared and adopted a Final Environmental Impact Report (EIR - SCH# 2008041030, hereafter referred to as the General Plan EIR). The 2030 General Plan was amended in 2013 by adoption of a revised and updated Housing Element, for which an Addendum to the General Plan EIR was prepared. This document is a Second Addendum to the General Plan EIR. The Addendum analyzes the potential environmental effects of the proposed General Plan Amendment and pre-zoning of the territory known as Craftsman's Corner. This 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 proposed pre-zoning of a 164-acre territory known as Craftsman's Corner, and the attendant General Plan Amendment which corrects land use designations for four properties in the annexation territory, and compares its impacts to those identified in the General Plan EIR. The analysis demonstrates that the proposed General Plan amendment and pre-zoning are consistent with the previously certified General Plan EIR, with the exception of minor changes to the territory map and land use designations for four previously developed or entitled properties. 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.

The City of Calabasas proposes to annex the Craftsman's Corner territory, as was anticipated in the 2030 General Plan. Meanwhile, coincidental to the Calabasas annexation, the City of Hidden Hills will annex four remainder parcels which would otherwise be left as unincorporated islands. (In fact, three of the four Hidden Hills parcels are already developed with single-family homes that have been members of the Hidden Hills community HOA for many years.)

Pre-zoning of the proposed annexation territory is a prerequisite to official review and consideration of the proposed annexation by the Local Agency Formation Commission (LAFCO) of Los Angeles County. LAFCO requires a proposed annexation area to be pre-zoned so that land use regulation capabilities may easily and efficiently transition from the former governmental jurisdiction (in this case Los Angeles County) to the assuming jurisdiction (in this case, City of Calabasas for most of the territory, and City of Hidden Hills for four remaining parcels).

PROJECT DESCRIPTION

The City of Calabasas proposes to annex the Craftsman's Corner territory, as was anticipated in the 2030 General Plan. Meanwhile, coincidental to the Calabasas annexation, the City of Hidden Hills will annex four remainder parcels which would otherwise be left as unincorporated islands. A total of 164 acres, including 84 parcels and adjoining CalTrans ROW would annex to the City of Calabasas, while approximately 12 acres, including four parcels, would annex to the City of Hidden Hills.

The annexation territory is almost fully developed with 25 single-family homes, a variety of commercial offices, limited commercial retail uses, commercial self-storage uses and warehousing, limited light manufacturing, a pet cemetery, equestrian riding and care facilities, and a water storage tank. The four parcels slated to annex to the City of Hidden Hills will be pre-zoned to "RA-S", which will allow for single-family homes on lots of one acre or larger. The Properties slated to annex to the City of Calabasas will be pre-zoned as follows:

Table 1

Summary of Pre-Zoning - Calabasas Portion

Pre-Zoning	Number of Parcels	Approximate Acres
Rural Residential (RR)	34	45.8
Commercial Mixed-Use (CMU), 0.95	45	56.3
Commercial Business Park (CB)	2	21.9
Commercial Limited (CL)	1	10.1
Public Facility (PF)	2	1.7
CalTrans Right-of-Way	n/a	28

Appendix A is a comprehensive list of all 88 parcels within the annexation territory (including properties which would annex to Calabasas and properties which would annex to Hidden Hills). The proposed pre-zoning for each parcel is included in the table.

Only 18% of the annexation territory (ten parcels totaling 31.38 acres) remains undeveloped. Of these ten vacant parcels, only two are being impacted by the proposed General Plan Amendment. Table 2 on the following page identifies those sites within the annexation territory (in the cities of Calabasas and Hidden Hills) that are affected by the proposed General Plan Amendment.

Table 2

Properties Affected by Proposed General Plan Amendment

Annexing City	APN	Current Use	Current County Zoning	Proposed Zoning	Reason for Plan Amendment
Calabasas	2049-022-031	Equestrian Facility	C-R	RR	To align the GP designation with the existing use.
	2049-022-032	Pet Cemetery	M-2-DP	CL	To align the GP designation with the existing use.
	2049-022-040	Vacant but entitled in 2015 for storage facility	M-1	CMU 0.95	To align the GP designation with the existing entitlement.
	2049-043-900	LVMWD Water Tank	OS	PF	To align the GP designation with the existing use.
	2049-005-901	LVMWD Water Tank	OS	PF	To align the GP designation with the existing use.
Hidden Hills	2049-022-030	Vacant	A-2-2	RA-S	To align the GP designation with surrounding uses in Hidden Hills.
	2049-016-026	SFR	R-1-22000	RA-S	To align the GP designation with surrounding uses in Hidden Hills.
	2049-016-034	SFR	R-1-22000	RA-S	To align the GP designation with surrounding uses in Hidden Hills.
	2049-016-027	SFR	R-1-22000	RA-S	To align the GP designation with surrounding uses in Hidden Hills.

The proposed General Plan Amendments would add only properties not previously included in either the Hidden Hills or Calabasas General Plans, however, the added properties are already fully developed or otherwise entitled for development (with supporting CEQA review and documentation), and they represent a very small area compared to the size of the Craftsman’s Corner territory which was previously analyzed in the General Plan EIR. The proposed General Plan amendment and pre-zoning would not grant additional entitlements for anticipated development beyond what already exists or is entitled for development, nor beyond what was evaluated in the General Plan EIR. Potential environmental impacts associated with development according to the Calabasas 2030 General Plan were evaluated in the General Plan EIR, which is incorporated herein by reference and available at City Hall and on the City’s

website. Accordingly, the proposed revision would have no new significant environmental effects.

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 General Plan 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 GENERAL PLAN AMENDMENT AND PRE-ZONING ASSOCIATED WITH THE CRAFTSMAN'S CORNER ANNEXATION

This section addresses each of the environmental issues discussed in the General Plan EIR to determine whether or not the proposed General Plan Amendment and Pre-Zoning have 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 General Plan 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 General Plan 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. Because the General Plan Amendment aligns the land use designations of four properties with their existing or entitled use and because the proposed pre-zoning is consistent with the previously certified General Plan EIR, the impact to scenic views would be the same as that considered in the 2030 General Plan Final EIR. Additionally, the proposed General Plan amendment and pre-zoning would not grant additional entitlements for anticipated development beyond what already exists or is entitled for development, nor beyond what was evaluated in the General Plan EIR. Finally, the City's 35-foot building height limit under the Calabasas Municipal Code will restrict building heights to levels equivalent to what already exists or is entitled for the properties in the territory. Therefore, the effect on scenic view corridors would be consistent with that anticipated by the General Plan 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 General Plan Amendment and pre-zoning would not grant additional entitlements for anticipated development beyond what already exists or is entitled for development, nor beyond what was evaluated in the General Plan EIR. Furthermore, new 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 within the proposed annexation area would be required to comply with policies in the 2030 General Plan that promote the reduction of impacts from lighting, and adherence to the City's "Dark Skies Ordinance", Chapter 17.27 of the Municipal Code). Accordingly, 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 General Plan 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 General Plan Amendment and pre-zoning would not grant additional entitlements for anticipated development beyond what already exists or is entitled for development, nor beyond what was evaluated in the General Plan 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 General Plan Amendment and pre-zoning would not grant additional entitlements for anticipated development beyond what already exists or is entitled for development, nor beyond what was evaluated in the General Plan 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 General Plan 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 General Plan amendment and pre-zoning would not grant additional entitlements for anticipated development beyond what already exists or is entitled for development, nor beyond what was evaluated in the General Plan 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

General Plan amendment and pre-zoning would not facilitate additional development beyond the level anticipated in the General Plan 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 General Plan 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 General Plan amendment and pre-zoning identify mixed-use districts as having the potential for residential development within 500 feet of Highway 101, the effects of which were analyzed in the General Plan EIR. 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 General Plan EIR. And the three parcels slated to annex to Hidden Hills that are located within 500 feet of the Ventura Freeway are already fully developed with single-family homes on existing lots. 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 General Plan 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 annexation territory includes no jurisdictional wetlands or riparian habitat. Accordingly, the proposal is consistent with the analysis in the General Plan EIR, and any residential or commercial developments in riparian areas would be required to comply with existing policies in the Conservation Element. Thus, impacts to riparian and wetland habitats 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 General Plan EIR finds that General Plan policies, as well as adherence to the City's Oak Tree Protection Ordinance (CMC Chapter 17.32) would provide appropriate protection. The proposed General Plan amendment and pre-zoning would maintain the 2030 General Plan's focus on infill development, and would not facilitate additional development beyond the level anticipated and analyzed in the General Plan 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 General Plan amendment and pre-zoning would maintain the 2030 General Plan's focus on infill development, and would not facilitate additional development beyond the level anticipated and analyzed in the General Plan 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 General Plan 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. The proposed General Plan amendment and pre-zoning would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR. Moreover, the annexation territory does not include, nor is proximate to, any part of any mapped wildlife corridor. Accordingly, anticipated development would be consistent with the above policies and what was analyzed in the General Plan EIR, and 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 General Plan EIR finds that impacts would be less than significant. Since the proposed General Plan amendment and pre-zoning do not involve changes that would facilitate development beyond areas considered in the General Plan EIR, it would not create any new significant impacts to archaeological resources or increase the severity of impacts beyond those identified in the General Plan 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 adjacent to, but 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 General Plan EIR identifies impacts to historical resources as less than significant. The proposed General Plan amendment and pre-zoning would not impact the Leonis Adobe site and existing ordinances and policies would protect other potential historic resources. Therefore, the proposed General Plan amendment and pre-zoning would not create any new significant impacts on historic resources, nor increase the severity of impacts beyond those identified in the General Plan 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. Since the proposed General Plan amendment and pre-zoning do not involve changes that would facilitate development beyond sites considered in the General Plan EIR and would be subject to these requirements, impacts would remain less than significant.

Liquefaction, Lateral Spreading of Soils, and Slope Stability & Landslides

The 2030 General Plan Final EIR identifies significant but mitigable impacts from development facilitated by the 2030 General Plan in areas subject to liquefaction, lateral spreading of soils, and landslides. In particular, areas in the northeaster section and southwestern portion of the proposed annexation area are within the identified Earthquake-Induced Landslide 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 General Plan EIR finds that impacts are reduced to a less than significant level. Since the proposed General Plan amendment and pre-zoning do not involve changes that would facilitate development beyond areas considered and analyzed in the General Plan EIR, and the areas of the mapping corrections were already mapped within the

General Safety Element, the proposal would not create any new significant impacts or increase the severity of impacts beyond those identified in the General Plan EIR. Furthermore, Mitigation Measure GEO-2 (adopted as Policy VII-6 in the Safety Element, as well as Policy No. VII-4) would apply to any development projects in hazard zones for earthquake induced landslides. Similarly, Policies 1.1, 1.2, 1.3 and 2.2 from the Hidden Hills General Plan would apply to any future development project on properties annexing to the City of Hidden Hills.

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 General Plan 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 General Plan Amendment and pre-zoning would facilitate future mixed-use and commercial development (primarily through long-term redevelopment) in the mixed-use districts, as well as limited residential development in the Rural Residential district (in Calabasas) and the R-A-S zone (in Hidden Hills) for the few remaining lots. These areas are 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 Craftsman's Corner annexation territory is identified as having the potential for radon exposure. However, these areas are consistent with what was analyzed in the General Plan 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. Compact and efficient 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 General Plan EIR finds that the 2030 General Plan would substantially reduce GHG emissions as compared to the "business as usual" approach.

The proposed General Plan amendment and pre-zoning would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR and the policies described above from the 2030 General Plan would apply to future developments. More importantly, the proposed annexation territory includes a significant portion of the

mixed-use “East Village”, which is a key component of the efficient land use plan outlined within the General Plan, particularly within the Land Use Element and the Community Design Element. Thus, the proposed General Plan amendment and pre-zoning 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 General Plan 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 General Plan EIR, the proposed General Plan amendment and pre-zoning 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. The proposed General Plan amendment and pre-zoning would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR. 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 General Plan EIR identifies less than significant impacts given adherence to existing landfill closure regulations. The proposed General Plan amendment and pre-zoning would not affect the potential redevelopment of the landfill as a recreational facility, but rather focus on aligning land use designations for properties within the Craftsman’s Corner annexation area with existing or

entitled uses. 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 General Plan amendment and pre-zoning are focused exclusively on the Craftsman's Corner annexation territory, which is located three miles east of the landfill, it would not affect 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, and along Dry Canyon Cold Creek in the south-central part 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. Because the proposed General Plan amendment and pre-zoning are focused exclusively on the Craftsman's Corner annexation territory, located at the northern extreme of the City, which is located two miles from Las Virgenes Creek and more than one mile from Dry Canyon Cold Creek, and which does not affect either watershed, it would not affect growth and development in the vicinity of either stream or their associated floodplain areas, and impacts would remain less than significant. No floodplains or flood channels have been identified within the annexation territory.

The proposed General Plan amendment and pre-zoning would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR; and more importantly, the Craftsman's Corner area is not located within the Las Virgenes Creek watershed and would not affect growth and development in the vicinity of the Las Virgenes Creek watershed. Also, no floodplains or flood channels have been identified within the annexation territory. Therefore, impacts would remain less than significant.

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 General Plan 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 storm water runoff, and policies in the City's Conservation and Safety Elements to help minimize runoff effects. Therefore, the General Plan EIR identifies impacts from surface runoff as less than significant.

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 General Plan EIR identifies impacts to water quality as less than significant. As discussed above, the proposed General Plan amendment and pre-zoning would not facilitate additional development beyond the level anticipated and analyzed in the General Plan 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 on a case-by-case basis prior to LAFCO approval of specific future boundary adjustments. However, the proposed Craftsman's Corner annexation was specifically identified within the 2030 General Plan, and the Plan's land use policies, as well as policies within other General Plan elements and associated mapping and analyses were inclusive of the annexation territory.

LAFCO policies seek to promote orderly growth, preservation of agricultural lands, discouragement of urban sprawl, and efficient local government services. And although the latest review of the City of Calabasas' and City of Hidden Hills' respective municipal boundaries and associated Spheres of Influence (SOI) resulted in a ratification by the Los Angeles County LAFCO of what is known as a coterminous SOI for Calabasas and no change in the existing SOI for Hidden Hills, the proposed annexation fully conforms to the over-arching LAFCO policies. Accordingly, the proposed municipal reorganization (annexation of 164 acres to Calabasas and 12 acres to Hidden Hills) is to be accomplished coincident with applicable amendments to the two cities' SOIs. The result will be a clean and uninterrupted municipal boundary between Hidden Hills and Calabasas with no County islands of unincorporated territories in-between. Also, no agricultural lands exist within the annexation territory, and the proposed compact and mixed-use land use pattern, as discussed previously, is highly efficient with expected benefits of fewer vehicle trips and fewer vehicle miles traveled, as well as reductions in air pollution (primarily associated primarily with vehicle trip reductions).

Therefore, because the proposed General Plan amendment and pre-zoning would not create any new significant impacts or increase the severity of impacts beyond those identified in the General Plan EIR, and because it will establish a more orderly municipal boundary condition for the affected local units of government, consistent with LAFCO policies, there is no significant impact.

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 General Plan 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 General Plan amendment and pre-zoning would maintain the 2030 General Plan's focus on infill development, and would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR. Since it would not involve zone changes to increase residential density, the General Plan amendment and pre-zoning 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 General Plan 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 General Plan amendment and pre-zoning would maintain the 2030 General Plan's focus on development in urbanized areas, and would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR. 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 General Plan amendment and pre-zoning do not plan for additional housing development beyond that analyzed in the General Plan 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 reorganization (inclusive of the annexation of 164 acres to City of Calabasas and 12 acres to City of Hidden Hills) is largely focused on mixed-use districts and redevelopment, thereby facilitating a variety

of travel choices, revitalization of existing communities, meeting local housing needs, reduction of vehicle miles traveled, and cleaner air. Accordingly, 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 one identified potentially significant impact along Agoura Road east of Lost Hills Road (page 4.9-9 of the General Plan EIR). However, the General Plan EIR states that policies VIII-2, VIII-5, VIII-9 in the Noise Element adequately address the prevention and reduction of unwanted traffic noise from individual development projects and transportation improvements; therefore, the General Plan EIR identifies a less than significant impact from traffic-related noise.

Since the proposed General Plan Amendment and pre-zoning would be consistent with the level of growth anticipated in the General Plan EIR, it would not facilitate additional increases in traffic and associated noise. With implementation of the above policies from the Noise Element for future developments (specifically Policies VIII-2, VIII-5, and VIII-9), 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 General Plan EIR identifies impacts from exposure of noise-sensitive uses as less than significant with implementation of several Noise Element policies (specifically, General Plan Policies VIII-1, VIII-3, VIII-4, and VIII-8) to attenuate noise to acceptable, less-than-significant levels. The Hidden Hills General Plan Noise Element and associated Noise Ordinance within the Hidden Hills Municipal Code would likewise be relied upon to attenuate noise to acceptable levels in that community.

The proposed General Plan amendment and pre-zoning do not identify new residential sites beyond those analyzed in the General Plan EIR. Policies in the respective Noise Elements of the annexing cities 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 General Plan 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. Noise controls enacted by the City of Hidden Hills (Chapter 8 of the Hidden Hills Municipal Code), consistent with the noise control policies outlined in the Hidden Hills General Plan similarly restrict construction noise to days and times which are less impactful. As the proposed General Plan Amendment and pre-zoning would not facilitate additional development beyond the level anticipated and analyzed in the General Plan EIR, and because any future development in the annexation area would have to adhere to the applicable General Plan policies and the time constraints in the annexing Cities' respective noise ordinances, impacts from future construction 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 General Plan amendment and pre-zoning would not facilitate additional development substantially beyond the level anticipated in the General Plan EIR, it would facilitate a level of residential development consistent with that analyzed in the 2030 General Plan. The proposed General Plan amendment and pre-zoning 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 approximately 28,502 persons. 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 General Plan EIR identifies impacts related to the 2030 General Plan's consistency with population forecasts as being less than significant. Meanwhile, for the four properties slated to annex to the City of Hidden Hills, three of the properties are already fully developed with single-family homes, consistent with neighboring properties in the City and having the same zoning as is proposed for the annexation properties. The lone remaining property consists of slightly less than 8 acres, and is proposed for a zoning designation which would allow for

single-family residential development consistent with surrounding developed properties, and which is not expected to exceed six new units. Because the proposed General Plan amendment and pre-zoning would not facilitate additional development substantially beyond the level anticipated in the General Plan EIR, 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 General Plan amendments and pre-zoning would not facilitate additional residential or commercial development substantially beyond the level anticipated in the General Plan 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 General Plan 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 either the City of Hidden Hills or the City of Calabasas must adhere to standard requirements set forth by the California Building Code (CBC). Furthermore, Safety Element policies in the two cities' respective General Plans specifically address wildfire hazards. Therefore, the General Plan EIR identifies impacts related to fire protection as less than significant.

The proposed General Plan amendments and pre-zoning would not facilitate additional development substantially beyond the level anticipated in the General Plan EIR, and any future development in the annexation territory 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 General Plan 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 General Plan amendment and pre-zoning 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. Similarly, Round Meadow Elementary School in Hidden Hills (which is also part of the LVUSD system) would face additional pressure from substantial new population growth in Hidden Hills. Notwithstanding these conditions, the General Plan 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 General Plan amendments and pre-zoning would not facilitate additional residential development substantially beyond that analyzed in the 2030 General Plan Final EIR. Therefore, the amendment and pre-zoning 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 General Plan amendments and pre-zoning would not facilitate additional residential development substantially beyond that analyzed in the 2030 General Plan Final 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 a target rate of 3 acres per 1,000 residents), the General Plan 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 General Plan amendments and pre-zoning would not facilitate additional residential development substantially beyond that analyzed in the 2030 General Plan Final EIR, it would not result in significant additional demand for parkland. As concluded in the General Plan 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. Similarly, natural resource areas within the City of Hidden Hills are identified within the Natural Resources Element of the Hidden Hills General Plan, and policies seeking to protect such open space lands and to protect and conserve wildlife habitat are likewise promulgated in the document. Accordingly, the General Plan EIR identifies no significant impact with respect to open space, and because the proposed General Plan amendments and pre-zoning would not affect the availability of designated open space, nor introduce new threats to open space lands in either community, 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 General Plan 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 General Plan 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. The reduced FAR (from a FAR of 1.0 to 0.95) was implemented as a revision to the General Plan prior to adoption of the plan by the City Council. Also, Mitigation Measure TC-1(b) would require additional east-west capacity at the intersection of Ventura Freeway southbound ramps with the Calabasas Road, which has since been designed and engineered, and funded for construction in 2015. In addition, the General Plan 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 four properties slated to annex to City of Hidden Hills will not affect any traffic intersections in that community. Since the proposed General Plan amendments and pre-zoning would not facilitate additional development beyond that analyzed in the 2030 General Plan

Final EIR, it would not increase the severity of impacts identified in the General Plan 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 General Plan 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 General Plan amendment and pre-zoning would not facilitate additional development substantially beyond that analyzed in the 2030 General Plan 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. Because the proposed General Plan amendments and pre-zoning are consistent with development projections analyzed in the 2030 General Plan Final EIR (both in terms of amount and land use patterns or relationships), impacts to alternative modes of transportation 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 any future development proposed in the annexation area, 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 proposed General Plan amendments and pre-zoning would not facilitate additional growth and associated traffic, relative to levels analyzed in the General Plan EIR; accordingly, 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 General Plan EIR identifies such impacts as less than significant.

Since the proposed General Plan amendments and pre-zoning would facilitate a level of growth that is consistent with growth anticipated under the 2030 General Plan, it would not result in additional water demand beyond what was analyzed in the General Plan EIR. In addition, applicants for 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 (TWRf) that serves the City has sufficient treatment capacity to accommodate maximum development facilitated by the 2030 General Plan. Since the proposed General Plan amendment and pre-zoning would not facilitate additional development beyond that analyzed in the 2030 General Plan 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 General Plan 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 General Plan EIR identifies impacts related to solid waste as less than significant.

The proposed General Plan amendment and pre-zoning would facilitate a level of growth that is consistent with growth anticipated under the 2030 General Plan. Given compliance with the City's targeted diversion rate, the amendment and pre-zoning would not result in additional solid waste generation relative to the General Plan EIR's projections. Impacts would remain less than significant.

CONCLUSION

The proposed General Plan amendments and pre-zoning are consistent with the General Plan EIR that was certified by the City of Calabasas City Council in December 2008. Consequently, the proposed General Plan amendments and pre-zoning would not create any new significant impacts or increased severity impacts as compared to what was identified in the General Plan EIR, and an Addendum is the appropriate environmental document under CEQA.

REFERENCES

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APPENDIX A

Parcels Slated to Annex to City of Calabasas					
	APN	Address	Size (Acres)	Existing Land Use	Pre-Zone Classification
1	2049-029-079		1.4	VACANT LAND	Rural Residential (RR)
2	2049-029-082		0.36	VACANT LAND	Rural Residential (RR)
3	2049-029-083	5096 PARKWAY CALABASAS	1.56	VACANT LAND	Rural Residential (RR)
4	2049-029-084		2.17	VACANT LAND	Rural Residential (RR)
5	2049-029-085		0.91	VACANT LAND	Rural Residential (RR)
6	2049-029-089	5190 PARKWAY CALABASAS	3.08	RESIDENTIAL	Rural Residential (RR)
7	2049-029-090	5170 PARKWAY CALABASAS	2.39	RESIDENTIAL	Rural Residential (RR)
8	2049-029-091	5142 PARKWAY CALABASAS	1.89	RESIDENTIAL	Rural Residential (RR)
9	2049-029-092	5110 PARKWAY CALABASAS	1.01	RESIDENTIAL	Rural Residential (RR)
10	2049-029-093	5056 PARKWAY CALABASAS	0.95	RESIDENTIAL	Rural Residential (RR)
11	2049-029-094	5045 PARKWAY CALABASAS	1.02	RESIDENTIAL	Rural Residential (RR)
12	2049-029-095	5065 PARKWAY CALABASAS	1.2	RESIDENTIAL	Rural Residential (RR)
13	2049-029-096	5079 PARKWAY CALABASAS	1.29	RESIDENTIAL	Rural Residential (RR)
14	2049-029-097	5093 PARKWAY CALABASAS	1.18	RESIDENTIAL	Rural Residential (RR)
15	2049-029-098	5109 PARKWAY CALABASAS	1.01	RESIDENTIAL	Rural Residential (RR)
16	2049-029-099	5141 PARKWAY CALABASAS	1.32	RESIDENTIAL	Rural Residential (RR)
17	2049-029-100	5167 PARKWAY CALABASAS	1.36	RESIDENTIAL	Rural Residential (RR)
18	2049-029-101	5183 PARKWAY CALABASAS	1.54	RESIDENTIAL	Rural Residential (RR)
19	2049-029-102	5195 PARKWAY CALABASAS	1.14	RESIDENTIAL	Rural Residential (RR)
20	2049-029-103	5196 PARKWAY CALABASAS	1.02	RESIDENTIAL	Rural Residential (RR)
21	2049-029-104	5178 PARKWAY CALABASAS	1.02	RESIDENTIAL	Rural Residential (RR)
22	2049-029-105	5154 PARKWAY CALABASAS	1.01	RESIDENTIAL	Rural Residential (RR)
23	2049-029-106	5128 PARKWAY CALABASAS	0.87	RESIDENTIAL	Rural Residential (RR)
24	2049-029-114		1.1	VACANT LAND	Rural Residential (RR)
25	2049-029-115	5192 PARKWAY CALABASAS	2.59	RESIDENTIAL	Rural Residential (RR)
26	2049-029-116	5096 PARKWAY CALABASAS	0.14	RESIDENTIAL	Rural Residential (RR)
27	2049-029-117	5092 PARKWAY CALABASAS	0.93	RESIDENTIAL	Rural Residential (RR)
28	2049-029-118		0.12	RESIDENTIAL	Rural Residential (RR)
29	2049-029-119	5096 PARKWAY CALABASAS	1.35	RESIDENTIAL	Rural Residential (RR)
30	2049-029-120		0.13	VACANT LAND	Rural Residential (RR)
31	2049-029-121		1.52	VACANT LAND	Rural Residential (RR)
32	2049-029-122		0.14	RESIDENTIAL	Rural Residential (RR)
33	2049-029-123	5077 SCHUMACHER RD	2	RESIDENTIAL	Rural Residential (RR)
34	2049-022-031	5155 OLD SCANDIA LN	5.12	EQUESTRIAN	Rural Residential (RR)
35	2049-019-004	23833 VENTURA BLVD	0.34	COMMERCIAL	Comm. Mixed Use -- 0.95
36	2049-019-005	23875 VENTURA BLVD	0.82	COMMERCIAL	Comm. Mixed Use -- 0.95

37	2049-019-006	23917 CRAFTSMAN RD	0.24	COMMERCIAL	Comm. Mixed Use -- 0.95
38	2049-019-007	23915 VENTURA BLVD	0.23	INDUSTRIAL	Comm. Mixed Use -- 0.95
39	2049-019-009	23961 CRAFTSMAN RD	1.33	INDUSTRIAL	Comm. Mixed Use -- 0.95
40	2049-019-010	23951 CRAFTSMAN RD	0.3	COMMERCIAL	Comm. Mixed Use -- 0.95
41	2049-019-013	23943 CRAFTSMAN RD	2.46	COMMERCIAL	Comm. Mixed Use -- 0.95
42	2049-019-014	23925 CRAFTSMAN RD	0.35	VACANT LAND	Comm. Mixed Use -- 0.95
43	2049-019-015	5146 DOUGLAS FIR RD	0.48	COMMERCIAL	Comm. Mixed Use -- 0.95
44	2049-019-024	23815 VENTURA BLVD	0.34	COMMERCIAL	Comm. Mixed Use -- 0.95
45	2049-019-027	5145 DOUGLAS FIR RD	1.68	COMMERCIAL	Comm. Mixed Use -- 0.95
46	2049-019-028	5124 DOUGLAS FIR RD	1.12	INDUSTRIAL	Comm. Mixed Use -- 0.95
47	2049-019-030	5177 DOUGLAS FIR RD	0.93	COMMERCIAL	Comm. Mixed Use -- 0.95
48	2049-019-033		0.22	COMMERCIAL	Comm. Mixed Use -- 0.95
49	2049-019-034		0.28	COMMERCIAL	Comm. Mixed Use -- 0.95
50	2049-019-041	23987 CRAFTSMAN RD	0.46	COMMERCIAL	Comm. Mixed Use -- 0.95
51	2049-019-042	23981 CRAFTSMAN RD	0.49	INDUSTRIAL	Comm. Mixed Use -- 0.95
52	2049-019-044	23999 VENTURA BLVD	0.33	COMMERCIAL	Comm. Mixed Use -- 0.95
53	2049-019-054	23915 VENTURA BLVD	1.95	INDUSTRIAL	Comm. Mixed Use -- 0.95
54	2049-019-056	5171 DOUGLAS FIR RD	1.71	INDUSTRIAL	Comm. Mixed Use -- 0.95
55	2049-019-057	24000 VENTURA BLVD	0.05	VACANT LAND	Comm. Mixed Use -- 0.95
56	2049-019-058	24000 VENTURA BLVD	0.21	COMMERCIAL	Comm. Mixed Use -- 0.95
57	2049-019-059	23811 VENTURA BLVD	2.59	INDUSTRIAL	Comm. Mixed Use -- 0.95
58	2049-019-060		3.77	VACANT LAND	Comm. Mixed Use -- 0.95
59	2049-019-061		6.69	COMMERCIAL	Comm. Mixed Use -- 0.95
60	2049-021-030	24101 VENTURA BLVD	0.55	COMMERCIAL	Comm. Mixed Use -- 0.95
61	2049-021-033	24031 VENTURA BLVD	5.86	INDUSTRIAL	Comm. Mixed Use -- 0.95
62	2049-021-038		0.15	VACANT LAND	Comm. Mixed Use -- 0.95
63	2049-021-044	4900 ARWOLINDA ST	0.63	COMMERCIAL	Comm. Mixed Use -- 0.95
64	2049-021-048	24005 VENTURA BLVD # BLDG	0.96	COMMERCIAL	Comm. Mixed Use -- 0.95
65	2049-021-049	24007 VENTURA BLVD	1.35	COMMERCIAL	Comm. Mixed Use -- 0.95
66	2049-021-050	24009 VENTURA BLVD	0.72	COMMERCIAL	Comm. Mixed Use -- 0.95
67	2049-021-051	24015 VENTURA BLVD	0.5	COMMERCIAL	Comm. Mixed Use -- 0.95
68	2049-021-053	5034 PARKWAY CALABASAS	4.86	INDUSTRIAL	Comm. Mixed Use -- 0.95
69	2049-021-054	5000 PARKWAY CALABASAS	4.38	COMMERCIAL	Comm. Mixed Use -- 0.95
70	2049-021-055		0.04	VACANT LAND	Comm. Mixed Use -- 0.95
71	2049-021-057	24011 VENTURA BLVD	0.18	COMMERCIAL	Comm. Mixed Use -- 0.95
72	2049-021-060	24013 VENTURA BLVD	0.09	VACANT LAND	Comm. Mixed Use -- 0.95
73	2049-021-061	24013 VENTURA BLVD	0.34	COMMERCIAL	Comm. Mixed Use -- 0.95
74	2049-021-062	24050 VENTURA BLVD	0.54	COMMERCIAL	Comm. Mixed Use -- 0.95
75	2049-021-064	24011 VENTURA BLVD	0.16	COMMERCIAL	Comm. Mixed Use -- 0.95
76	2049-021-066		0.48	VACANT LAND	Comm. Mixed Use -- 0.95
77	2049-021-067	5023 PARKWAY CALABASAS	1.25	COMMERCIAL	Comm. Mixed Use -- 0.95
78	2049-021-900		0.04		Comm. Mixed Use -- 0.95
79	2049-022-040		3.83	VACANT LAND	Comm. Mixed Use -- 0.95

80	2049-043-005		4.98	VACANT LAND	Comm. - Business Park (CB)
81	2049-043-006	24151 VENTURA BLVD	16.96	COMMERCIAL	Comm. - Business Park (CB)
82	2049-022-032	5068 OLD SCANDIA LN	10.14	(Pet Cemetery)	Comm. - Limited (CL)
83	2049-005-901		0.71	Water Tank	Public Facility (PF)
84	2049-043-900		1.00	Water Tank	Public Facility (PF)

Parcels Slated to Annex to City of Hidden Hills

	APN	Address	Size (Acres)	Existing Land Use	Pre-Zone Classification
85	2049-016-026	23763 OAKFIELD RD	1.51	RESIDENTIAL	Residential Agri. Suburban
86	2049-016-034	23747 OAKFIELD RD	1.49	RESIDENTIAL	Residential Agri. Suburban
87	2049-016-027	23760 OAKFIELD RD	1.32	RESIDENTIAL	Residential Agri. Suburban
88	2049-022-030	(none)	7.96	Undeveloped	Residential Agri. Suburban



City of Hidden Hills

6165 Spring Valley Road • Hidden Hills, California 91302
(818) 888-9281 • Fax (818) 719-0083

NOTICE OF PUBLIC HEARING

The City Council of the City of Hidden Hills, sitting as the Planning Agency for the City of Hidden Hills, at its regular meeting to be held on **Monday, February 12, 2018 at 6:30 p.m.**, in the Council Chambers of the City Hall, 6165 Spring Valley Road, Hidden Hills, California 91302, will hold a public hearing to consider the following items:

- 1. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS APPROVING A GENERAL PLAN AMENDMENT ASSOCIATED WITH THE ANNEXATION OF AN APPROXIMATELY 8 ACRE PARCEL LOCATED SOUTHEAST OF BRIDLE TRAIL ROAD AND SOUTHWEST OF LASHER ROAD, AND THREE PARCELS OF LAND CONSISTING OF APPROXIMATELY 4 ACRES LOCATED AT THE SOUTHEASTERLY END OF OAKFIELD ROAD IN CONJUNCTION WITH A PENDING APPLICATION TO THE LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION SEEKING ANNEXATION OF SUCH TERRITORY INTO THE CITY; AND MAKING CERTAIN FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**
- 2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS APPROVING THE PRE-ZONING OF AN APPROXIMATELY 8 ACRE PARCEL LOCATED SOUTHEAST OF BRIDLE TRAIL ROAD AND SOUTHWEST OF LASHER ROAD, AND THREE PARCELS OF LAND CONSISTING OF APPROXIMATELY 4 ACRES LOCATED AT THE SOUTHEASTERLY END OF OAKFIELD ROAD IN CONJUNCTION WITH A SUBSEQUENT ANNEXATION OF SUCH TERRITORY INTO THE CITY; AND MAKING CERTAIN FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The properties proposed for annexation into Hidden Hills are at two different locations: 1. approximately 8 acres (single parcel) are immediately southeast of Bridle Trail Road and southwest of Lasher Road, 2. approximately 4 acres (3 parcels) are located at the southeasterly end of Oakfield Road. The subject annexation is in conjunction with a pending application to the Los Angeles County Local Agency Formation Commission (LAFCO) by the City of Calabasas to annex Craftman's Corner (south of Hidden Hills). The properties proposed for annexation into the City of Hidden Hills are located in the County of Los Angeles but in the City of Hidden Hills' sphere of influence and are proposed to be zoned single family residential (RAS).

All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Engineer, 6165 Spring Valley Road, Hidden Hills, California 91302 and should be received prior to the public hearing.

Please note, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the hearing before the City Council or in written correspondence delivered to the City, either at or prior to the hearing.

If there are any questions regarding this notice, please contact City staff at (818) 888-9281.

Dirk Lovett
City Engineer
Posted: Friday, February 2, 2018

DIAB, MAGED
2049-013-007
24236 LONG VALLEY RD
HIDDEN HILLS CA 91302-1250

SHEPHER, OFER ZVI
2049-013-008
24232 LONG VALLEY RD
HIDDEN HILLS CA 91302-1250

WEISE, DAVID B
2049-013-009
16000 VENTURA BLVD STE 600
ENCINO CA 91436-2753

DIAMOND, BERNARD M
2049-013-012
5751 HOBACK GLEN RD
HIDDEN HILLS CA 91302-1229

CREDLE, LINDA KATHLEEN
2049-014-007
24132 LONG VALLEY RD
HIDDEN HILLS CA 91302-1248

BLOSSOM, NATHALIE L
2049-014-008
24148 LONG VALLEY RD
HIDDEN HILLS CA 91302-1248

ROSENBERG, RICHARD C
2049-014-009
24162 LONG VALLEY RD
HIDDEN HILLS CA 91302-1248

GONEN, EITAN
2049-014-010
24205 HIDDEN RIDGE RD
HIDDEN HILLS CA 91302-2445

GONEN, EITAN
2049-014-011
24205 HIDDEN RIDGE RD
HIDDEN HILLS CA 91302-2445

ASHLEY CONSTRUCTION INC
2049-014-012
5300 WHITMAN RD
HIDDEN HILLS CA 91302-1178

RUDOLPH, GARY P
2049-014-015
5320 LASHER RD
HIDDEN HILLS CA 91302-2426

BAKER, ALLEN
2049-014-022
5303 LASHER RD
HIDDEN HILLS CA 91302-2427

ASHLEY CONSTRUCTION INC
2049-022-029
5300 WHITMAN RD
HIDDEN HILLS CA 91302-1178

S O P H I E INC
2049-022-032
PO BOX 8517
CALABASAS CA 91372-8517

STRONG, PAUL
2049-028-100
24266 BRIDLE TRAIL RD
HIDDEN HILLS CA 91302-1176

BLONSTEIN FAMILY TRUST
2049-028-101
4637 WESTCHESTER DR
WOODLAND HILLS CA 91364-5664

FRIMMER, PAUL N
2049-028-102
24228 BRIDLE TRAIL RD
HIDDEN HILLS CA 91302-1176

MAYER, H ROBERT
2049-028-103
24208 BRIDLE TRAIL RD
HIDDEN HILLS CA 91302-1176

ASHLEY CONSTRUCTION INC
2049-028-104
5300 WHITMAN RD
HIDDEN HILLS CA 91302-1178

ASHLEY CONSTRUCTION INC
2049-028-105
5300 WHITMAN RD
HIDDEN HILLS CA 91302-1178

ASHLEY CONSTRUCTION INC
2049-028-108
5300 WHITMAN RD
HIDDEN HILLS CA 91302-1178

GOLDWASSER, CHARLES M
2049-028-109
24279 BRIDLE TRAIL RD
HIDDEN HILLS CA 91302-1176

OBLATH, ROBERT W
2049-028-110
24295 BRIDLE TRAIL RD
HIDDEN HILLS CA 91302-1176

SPAGNOLI, MICHAEL A
2049-028-119
24344 ROLLING VIEW RD
HIDDEN HILLS CA 91302-1174

DOYAN, RICHARD
2049-029-104
5178 PARKWAY CALABASAS
CALABASAS CA 91302-1480

SOLADAR, GORDON DAVID
2049-029-105
5154 PARKWAY CALABASAS
CALABASAS CA 91302-1480

KARAZISSIS, NICHOLAS P
2049-029-114
6200 KENTLAND AVE
WOODLAND HILLS CA 91367-1721

KNISPEN, LESTER J
2049-045-002
21731 VENTURA BLVD STE 300
WOODLAND HILLS CA 91364-1851

KNISPEN, LESTER
2049-045-003
21731 VENTURA BLVD STE 300
WOODLAND HILLS CA 91364-1851

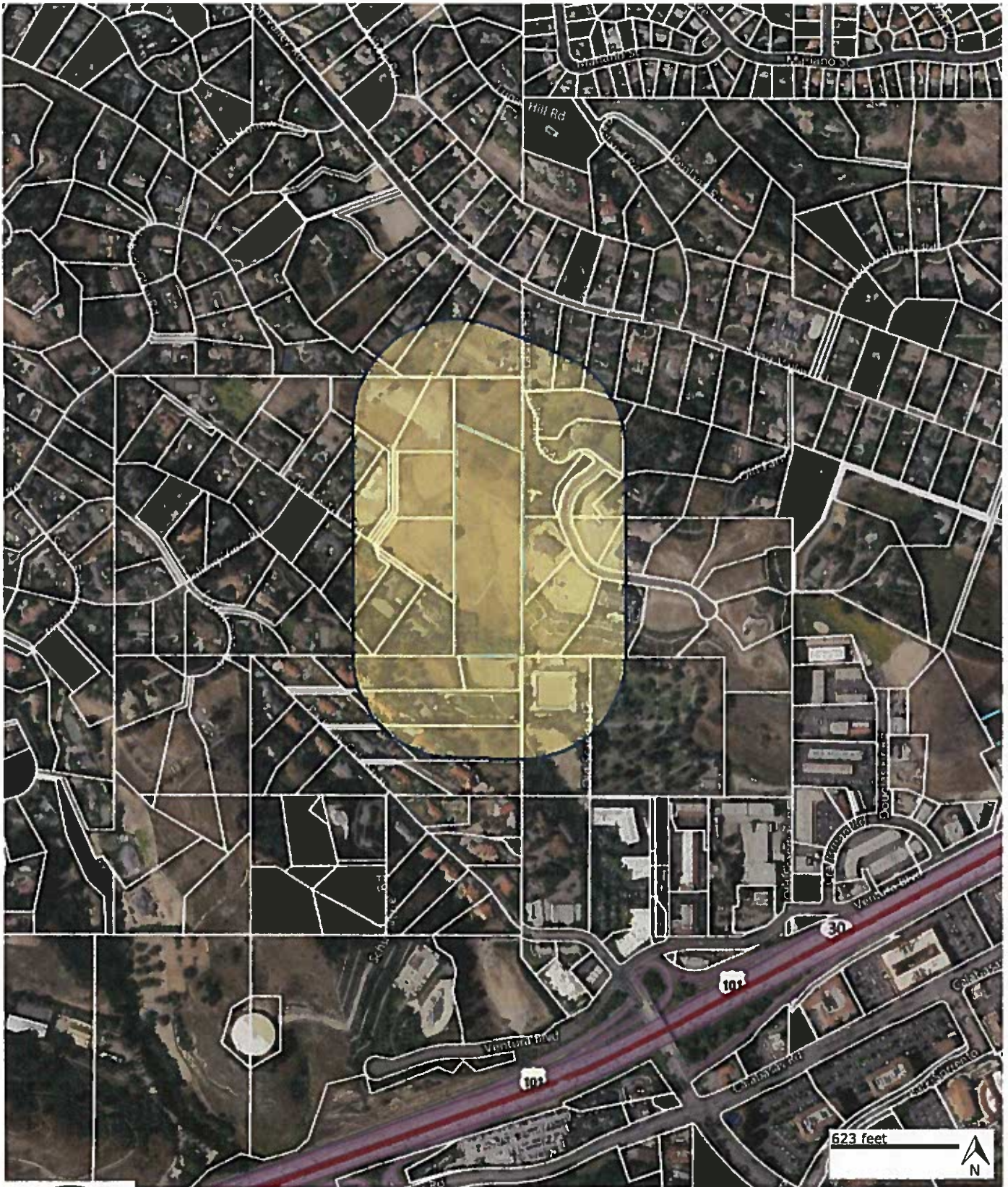
HIDDEN RIDGE LOT 9 LLC
2049-045-010
11110 N TATUM BLVD STE 101
PHOENIX AZ 85028-1607

HIDDEN RIDGE LLC
2049-045-011
24205 HIDDEN RIDGE RD
HIDDEN HILLS CA 91302-2445

RAG052016 LLC
2049-045-012
401 N WABASH AVE UNIT 85B
CHICAGO IL 60611-4005

RAG052016 LLC
2049-045-013
401 N WABASH AVE UNIT 85B
CHICAGO IL 60611-4005

KNISPEL, LESTER J
2049-045-015
21731 VENTURA BLVD STE 300
WOODLAND HILLS CA 91364-1851



50012

2/1/17

CARMER, MARK
2049-016-013
23738 LONG VALLEY RD
HIDDEN HILLS CA 91302-2408

FIORE, PAUL D
2049-016-026
23773 OAKFIELD RD
HIDDEN HILLS CA 91302-

LICHTENBERG, MATTHEW
2049-016-027
11812 SAN VICENTE BLVD # 4TH
LOS ANGELES CA 90049-5022

SHAW, NINA L
2049-016-029
2120 COLORADO AVE STE 200
SANTA MONICA CA 90404-3561

23704 LONG VALLEY LLC
2049-016-030
1683 VENTURA BLVD # 248
SHERMAN OAKS CA 91403-

LEVITT, NEIL M
2049-016-031
23678 LONG VALLEY RD
HIDDEN HILLS CA 91302-2407

HUBER, JANICE
2049-016-033
23650 LONG VALLEY RD
HIDDEN HILLS CA 91302-2407

HAMZAVI, MONDANA
2049-016-034
23747 OAKFIELD RD
HIDDEN HILLS CA 91302-2413

LEE, PETER S
2049-016-035
11823 ZELZAH AVE
GRANADA HILLS CA 91344-2000

WILLIAMS, NOELLE C
2049-016-036
16255 VENTURA BLVD STE 200
ENCINO CA 91436-2300

WRW INVESTMENTS LP
2049-016-037
225 ARIZONA AVE STE 200
SANTA MONICA CA 90401-1210

SIMON, KAREN J
2049-016-038
23671 OAKFIELD RD
HIDDEN HILLS CA 91302-2411

LUKO
2049-016-041
16400 PACIFIC COAST HWY STE 207
HUNTINGTON BEACH CA 92649-1879

LUKO
2049-016-042
16400 PACIFIC COAST HWY STE 207
HUNTINGTON BEACH CA 92649-1879

DITTO, MARY A
2049-016-044
5201 SADDLE CREEK RD
HIDDEN HILLS CA 91302-2415

PATTERSON, JOSEPH W
2049-016-050
11034 SHERMAN WAY STE A
SUN VALLEY CA 91352-4915

SHRAWDER, CARL F
2049-019-004
14934 STONESBORO PL
SHERMAN OAKS CA 91403-4546

CRAFTSMAN CIRCLE INVESTMENT
GROUP
2049-019-005
5101 DOUGLAS FIR RD
CALABASAS CA 91302-1440

SARKISSIAN, GRETCHEN VERNON
2049-019-006
4507 PARK ALLEGRA
CALABASAS CA 91302-1759

WEBB, GORDON
2049-019-014
5171 DOUGLAS FIR RD STE 5
CALABASAS CA 91302-2580

RSK ENTERPRISES LP
2049-019-015
5000 PARKWAY CALABASAS STE 205
CALABASAS CA 91302-3909

DOUBLE (MM) PROPERTIES INC
2049-019-024
23815 VENTURA BLVD
CALABASAS CA 91302-1443

CLANCEY, GAYLE A
2049-019-028
5659 MEDEABROOK PL
AGOURA HILLS CA 91301-1510

PARSONS, TYSON D
2049-019-047
23672 OAKFIELD RD
HIDDEN HILLS CA 91302-2410

BRIEN, DAVID ROSS
2049-019-048
3240 MILITARY AVE
LOS ANGELES CA 90034-3026

GOLDBERG, MICHAEL J
2049-019-049
23706 OAKFIELD RD
HIDDEN HILLS CA 91302-2412

MOSES, LIZABETH
2049-019-050
3434 ANGUILLA WAY
NAPLES FL 34119-1615

ROTH, KIMBERLY N
2049-019-051
23744 OAKFIELD RD
HIDDEN HILLS CA 91302-2412

MCKINNEY, MARGUERITE G
2049-019-052
23756 OAKFIELD RD
HIDDEN HILLS CA 91302-2412

STORAGE EQUITIES INC
2049-019-059
PO BOX 25025
GLENDALE CA 91221-5025

DAWAT E, HADIYAH
2049-019-060
19550 SHADOW GLEN CIR
NORTHRIDGE CA 91326-3828

BVK COURTYARD COMMONS LLC
2068-002-024
PO BOX 4900
SCOTTSDALE AZ 85261-4900

BVK COURTYARD COMMONS LLC
2068-002-025
PO BOX 4900
SCOTTSDALE AZ 85261-4900

