



CITY *of* CALABASAS

**CITY COUNCIL AGENDA
REGULAR MEETING – WEDNESDAY, AUGUST 10, 2016
CITY HALL COUNCIL CHAMBERS
100 CIVIC CENTER WAY, CALABASAS
www.cityofcalabasas.com**

The starting times listed for each agenda item should be considered as a guide only. The City Council reserves the right to alter the order of the agenda to allow for an effective meeting. Attendance at the entire meeting may be necessary to ensure interested parties hear a particular item. The public may speak on a closed session item prior to Council's discussion. To do so, a speaker card must be submitted to the City Clerk at least five minutes prior to the start of closed session. The City values and invites written comments from residents on matters set for Council consideration. **In order to provide councilmembers ample time to review all correspondence, any written communication must be submitted to the City Clerk's office before 5:00 p.m. on the Monday prior to the meeting.**

CLOSED SESSION – CONFERENCE ROOM – 6:00 P.M.

1. Conference with Legal Counsel-Anticipated Litigation-One Case- Government Code section 54956.9 (d)(4).

OPENING MATTERS – 7:00 P.M.

Call to Order/Roll Call of Councilmembers
Pledge of Allegiance by Girl Scouts Troop 10016
Approval of Agenda

ANNOUNCEMENTS/INTRODUCTIONS – 7:15 P.M.

- Adjourn in memory

PRESENTATIONS – 7:30 P.M.

- Film Festival Update
- [Sheriff's Crime Report](#)

ORAL COMMUNICATION – PUBLIC COMMENT – 8:00 P.M.

CONSENT ITEMS – 8:20 P.M.

1. Approval of meeting minutes from June 22, 2016
2. Adoption of Resolution No. 2016-1520, designating Mayor Bozajian as the voting delegate and Mayor pro Tem Maurer as the alternate voting delegate for the League of California Cities annual conference/business meeting on October 7, 2016
3. Adoption of Resolution No. 2016-1523, approving the acquisition of one Los Angeles County tax-defaulted properties in the Calabasas Highlands in the approximate amount of \$1,426, plus administration costs (Assessor Parcel No. 2072-018-005)
4. Recommendation to reallocate the duties of the Recreation Services Manager; adopt Resolution No. 2016-1522, creating the positions of Deputy Director of Community Services, Recreation Manager and Recreation Supervisor; eliminating the positions of Recreation Services Manager, Special Events Coordinator, Business Services Coordinator and one Recreation Coordinator and approving salary range for said positions
5. Recommendation to adopt Resolution No. 2016-1524, amending Resolution No. 2015-1476 (2015 Citywide Speed Survey), authorizing the update and enforcement of the proposed posted speed changes on Mulholland Highway
6. Recommendation to increase contingency amount from \$318,924 to \$574,063 for the Mulholland Scenic Corridor Phase III Project, Specification No. 14-15-06 to C.A. Rasmussen, Inc.
7. Adoption of Resolution No. 2016-1519, authorizing the submittal of an application for the Used Oil Payment Program for the next five years
8. Recommendation to approve a purchase order with A-Z Bus Sales in the amount of \$292,382.65 for the procurement of two 30-passenger CNG shuttles using Federal Transit Administration (FTA) Congestion Mitigation and Air Quality Improvement Program Funds awarded during LACMTA's FY2013 Call for Projects

NEW BUSINESS – 8:30 P.M.

9. Certification of Referendum Petition entitled, “Referendum Against an Ordinance by the Calabasas City Council – Ordinance No. 2016-333” and 1) consideration of Ordinance No. 2016-339 repealing Ordinance No. 2016-333 or b) consideration of Resolution No. 2016-1525 and all other related Resolutions calling an Election to submit Ordinance No. 2016-333 to the voters. Ordinance No. 2016-333, under consideration for repeal or submission to the voters, approved changing the existing zoning from planned development – residential multifamily (20) – open space development restricted – scenic corridor to commercial retail – residential multifamily (20) – open space development restricted – scenic corridor – development plan to accommodate: 67 single-family detached homes and two affordable duplexes; a 72,872 square-foot, three-story hotel; and preservation of approximately 61.0 acres as permanent open space, on a 77-acre property at 4790 Las Virgenes Road, Calabasas
10. Las Virgenes Road construction update
11. Discussion of a Commercial Auto Retail (CAR) Overlay Zone and direction to staff

INFORMATIONAL REPORTS – 10:40 P.M.

12. Check Register for the period of June 15-July 27, 2016

TASK FORCE REPORTS – 10:45 P.M.

CITY MANAGER’S REPORT – 10:50 P.M.

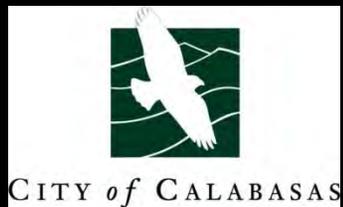
FUTURE AGENDA ITEMS – 10:55 P.M.

ADJOURN – 11:00 P.M.

The City Council will adjourn in memory of Bill Richmond to their next regular meeting scheduled on Wednesday, August 24, 2016, at 7:00 p.m.



CALABASAS
Next Exit



Lost Hills Sheriff's
Crime Report
April, May and June 2016



Crimes Against Persons

Type of Crime	APRIL 2016	YTD 2016	YTD 2015	Change
Homicide	0	0	0	0
Rape	0	1	3	-2
Robbery	0	0	3	-3
Assault	0	2	0	2
Domestic Violence- Felony	0	0	0	0
Domestic Violence- Misdemeanor	3	11	9	2

Crimes Against Property

Type of Crime	APRIL 2016	YTD 2016	YTD 2015	Change
Arson	1	2	0	2
Grand Theft Auto	2	6	7	-1
Burglary- Residential	3	15	7	8
Burglary- Business	1	2	7	-5
Burglary- Garage/ Out-Building	1	3	2	1
Burglary- Vehicle (Locked)	3	11	16	-5
Theft- Grand (over \$950)	1	5	18	-13
Theft- Petty	1	14	16	-2
Theft- Unlocked Vehicle	2	16	18	-2

CRIME	CURRENT MTH	YTD 2016	YTD 2016	CHANGE
Total Part I Crimes	15	77	97	-20
Percent Change				-20.6%





Crimes Against Persons

Type of Crime	MAY 2016	YTD 2016	YTD 2015	Change
Homicide	0	0	0	0
Rape	0	1	3	-2
Robbery	0	0	3	-3
Assault	2	4	0	4
Domestic Violence-Felony	0	0	0	0
Domestic Violence-Misdemeanor	5	16	11	5

Crimes Against Property

Type of Crime	MAY 2016	YTD 2016	YTD 2015	Change
Arson	0	2	1	1
Grand Theft Auto	0	6	10	-4
Burglary- Residential	4	19	14	5
Burglary- Business	4	6	9	-3
Burglary- Garage/ Out-Building	0	3	5	-2
Burglary- Vehicle (Locked)	4	15	19	-4
Theft- Grand (over \$950)	2	7	21	-14
Theft- Petty	5	19	24	-5
Theft- Unlocked Vehicle	4	20	19	1

CRIME	CURRENT MTH	YTD 2016	YTD 2016	CHANGE
Total Part I Crimes	25	102	128	-26
Percent Change				-20.3%





Crimes Against Persons

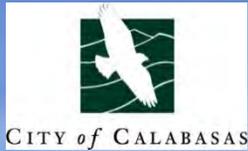
Type of Crime	JUNE 2016	YTD 2016	YTD 2015	Change
Homicide	0	0	0	0
Rape	0	1	3	-2
Robbery	1	1	4	-3
Assault	1	5	0	5
Domestic Violence-Felony	0	0	0	0
Domestic Violence-Misdemeanor	3	19	13	6

Crimes Against Property

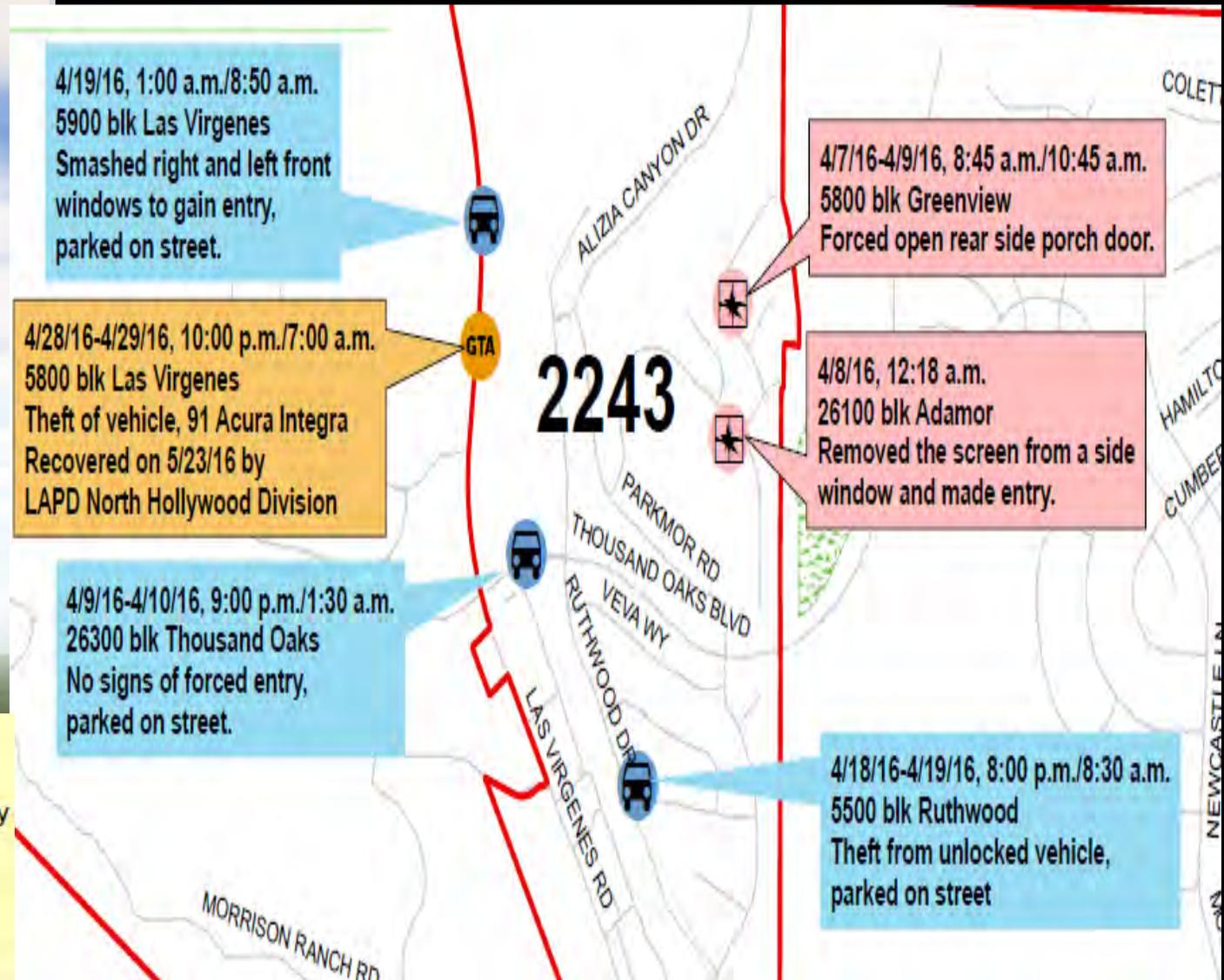
Type of Crime	JUNE 2016	YTD 2016	YTD 2015	Change
Arson	0	2	1	1
Grand Theft Auto	1	7	11	-4
Burglary- Residential	3	22	14	8
Burglary- Business	1	7	9	-2
Burglary- Garage/ Out-Building	0	3	6	-3
Burglary- Vehicle (Locked)	3	18	24	-6
Theft- Grand (over \$950)	2	9	22	-13
Theft- Petty	4	23	30	-7
Theft- Unlocked Vehicle	3	23	26	-3

CRIME	CURRENT MTH	YTD 2016	YTD 2016	CHANGE
Total Part I Crimes	19	121	150	-29
Percent Change				-19.3%





Part I Crimes April 2016

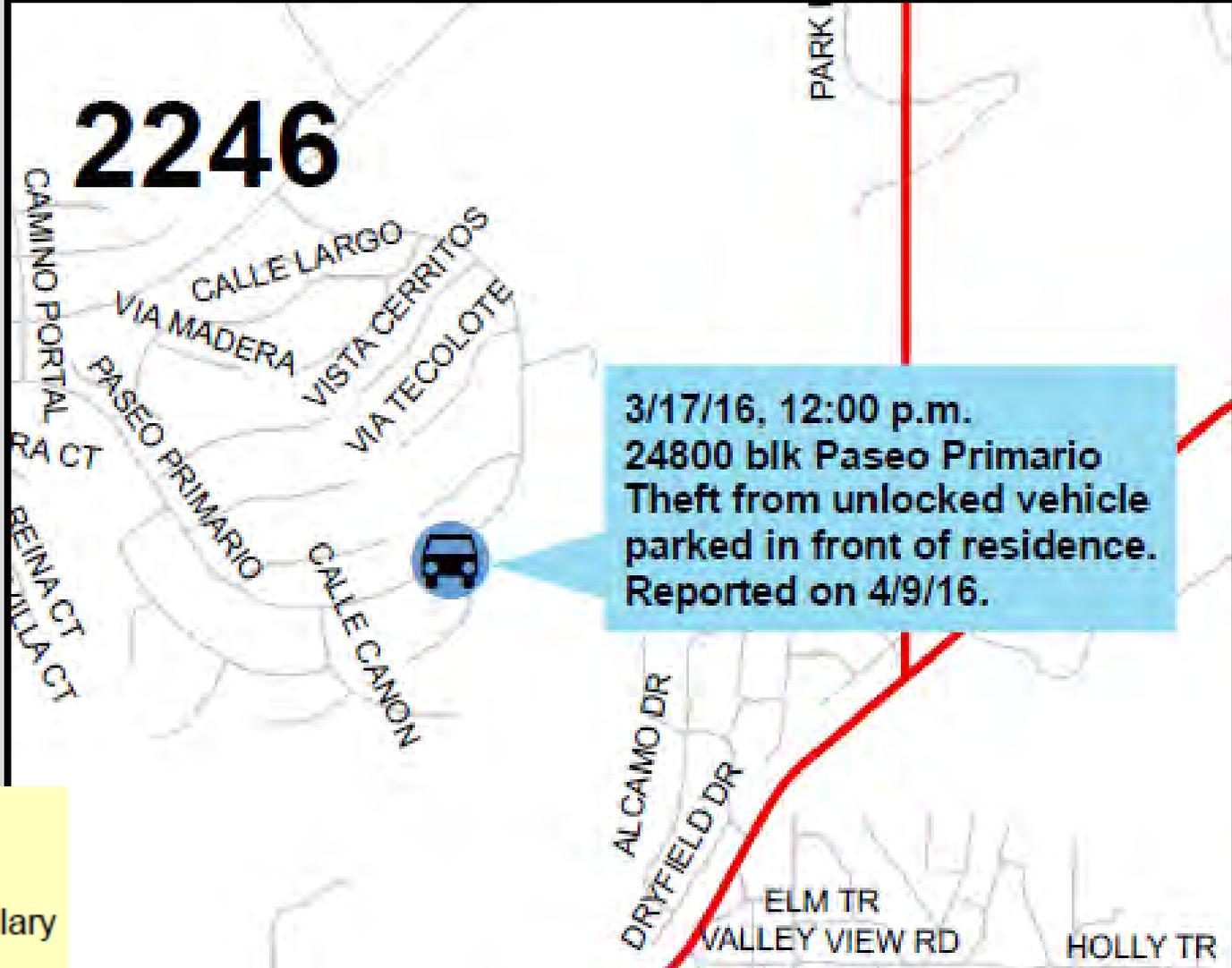


Legend

-  Residential Burglary
-  Vehicle Burglary
-  Theft of a Vehicle



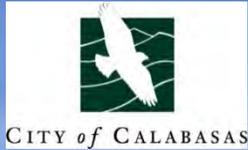
Part I Crimes April 2016



Legend

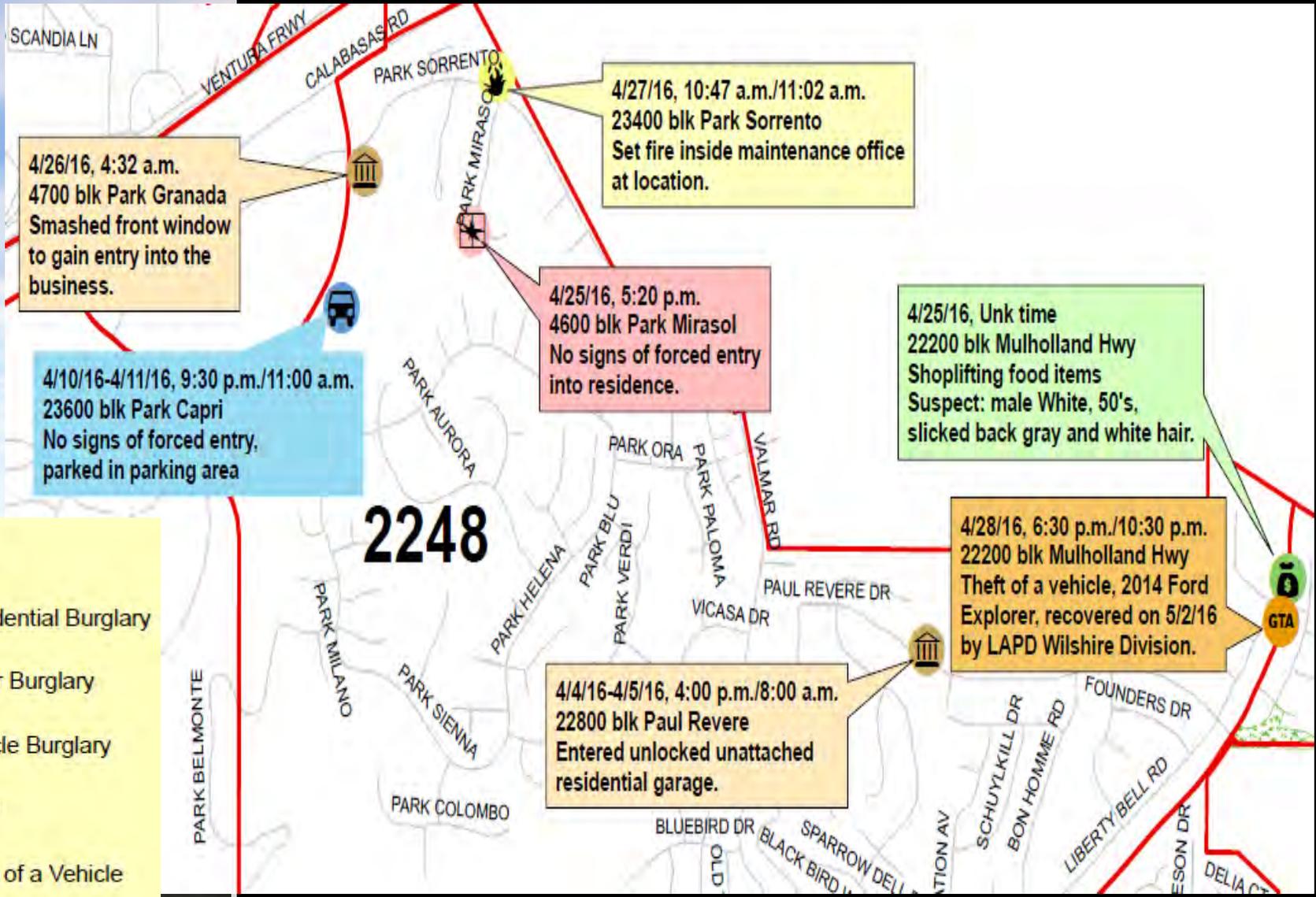


Vehicle Burglary



CITY of CALABASAS

Part I Crimes April 2016

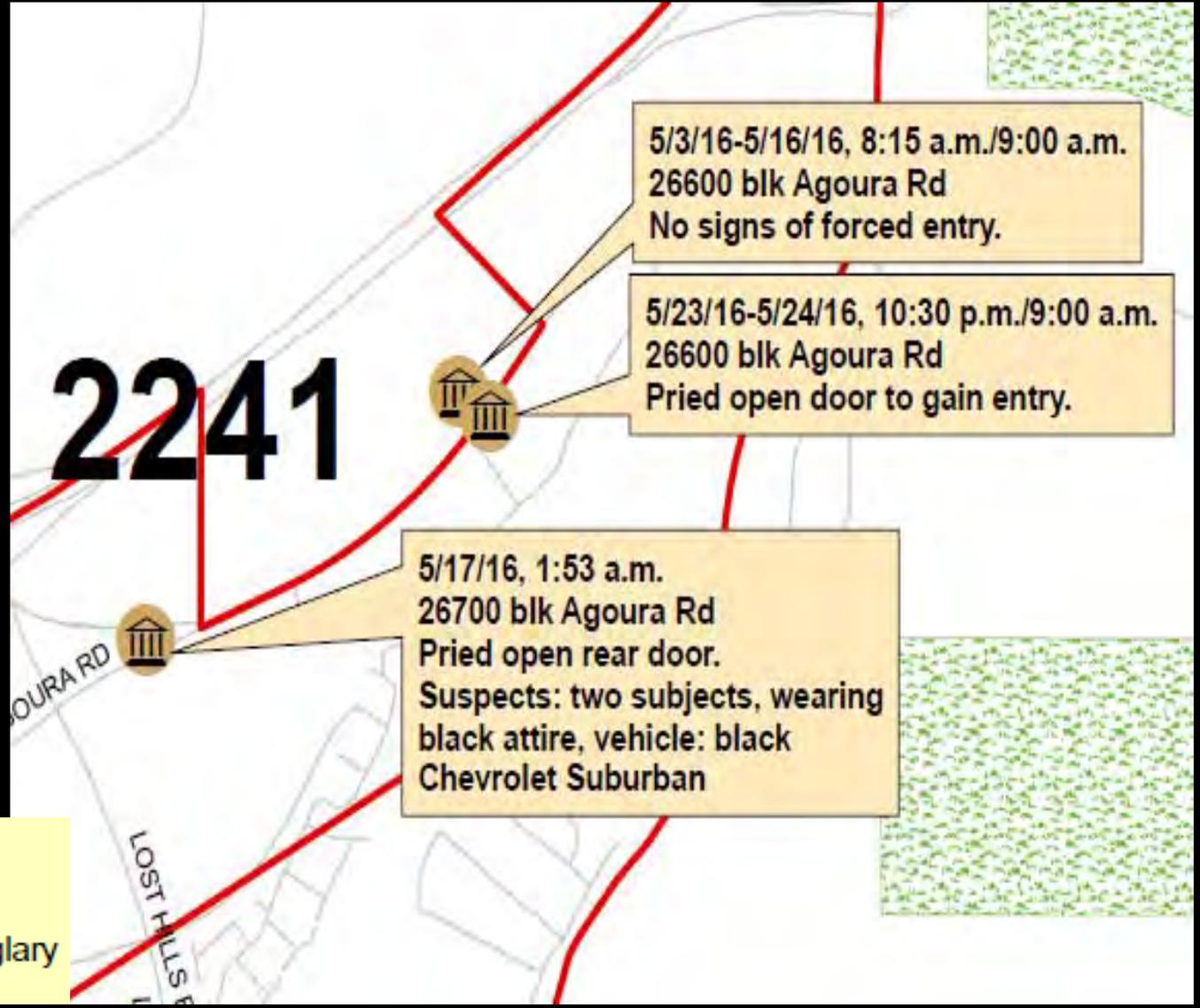


Legend

- Residential Burglary
- Other Burglary
- Vehicle Burglary
- Theft
- Theft of a Vehicle
- Arson

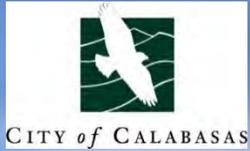


Part I Crimes May 2016

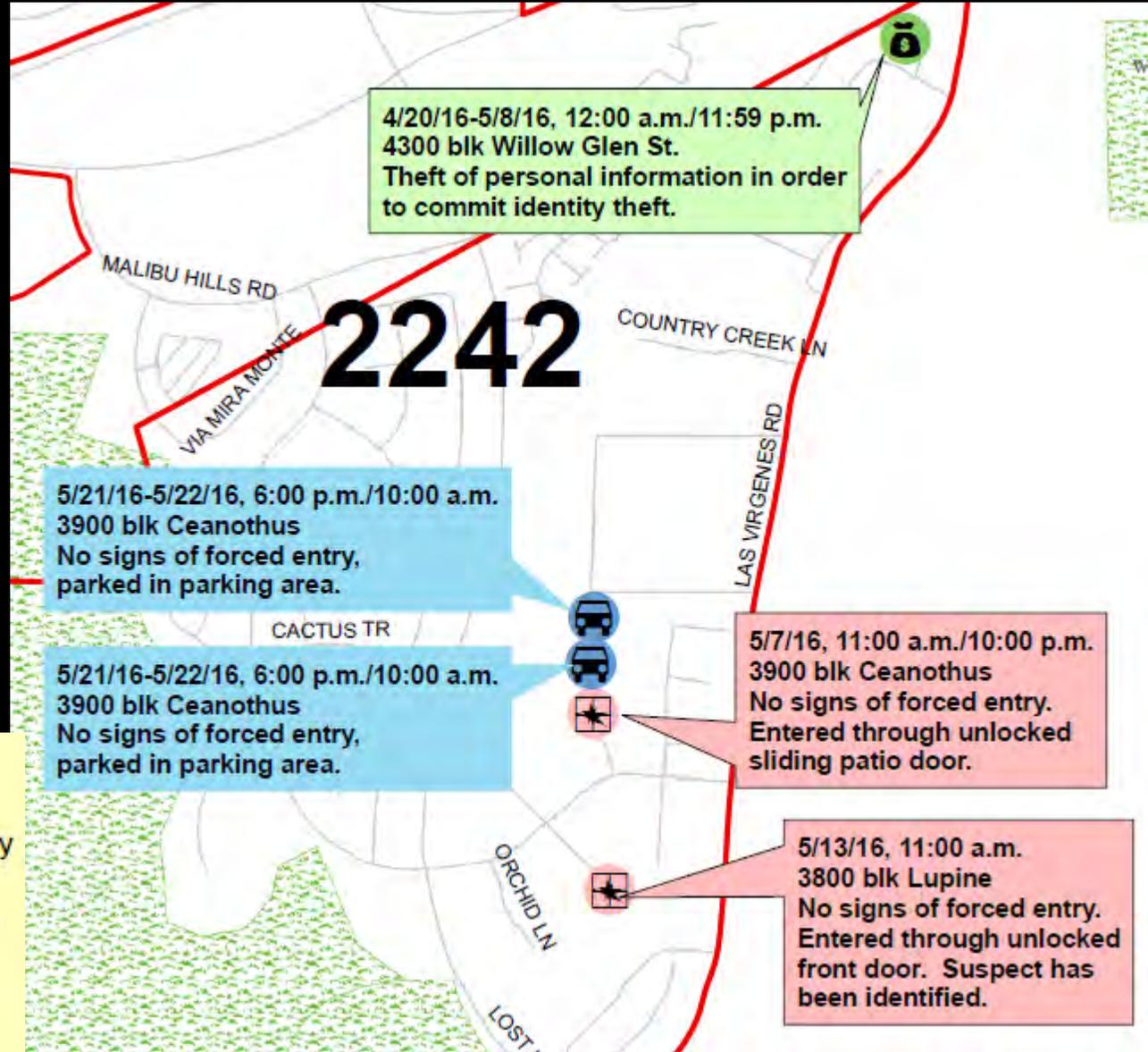


Legend

 Other Burglary

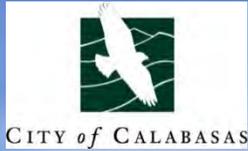


Part I Crimes May 2016

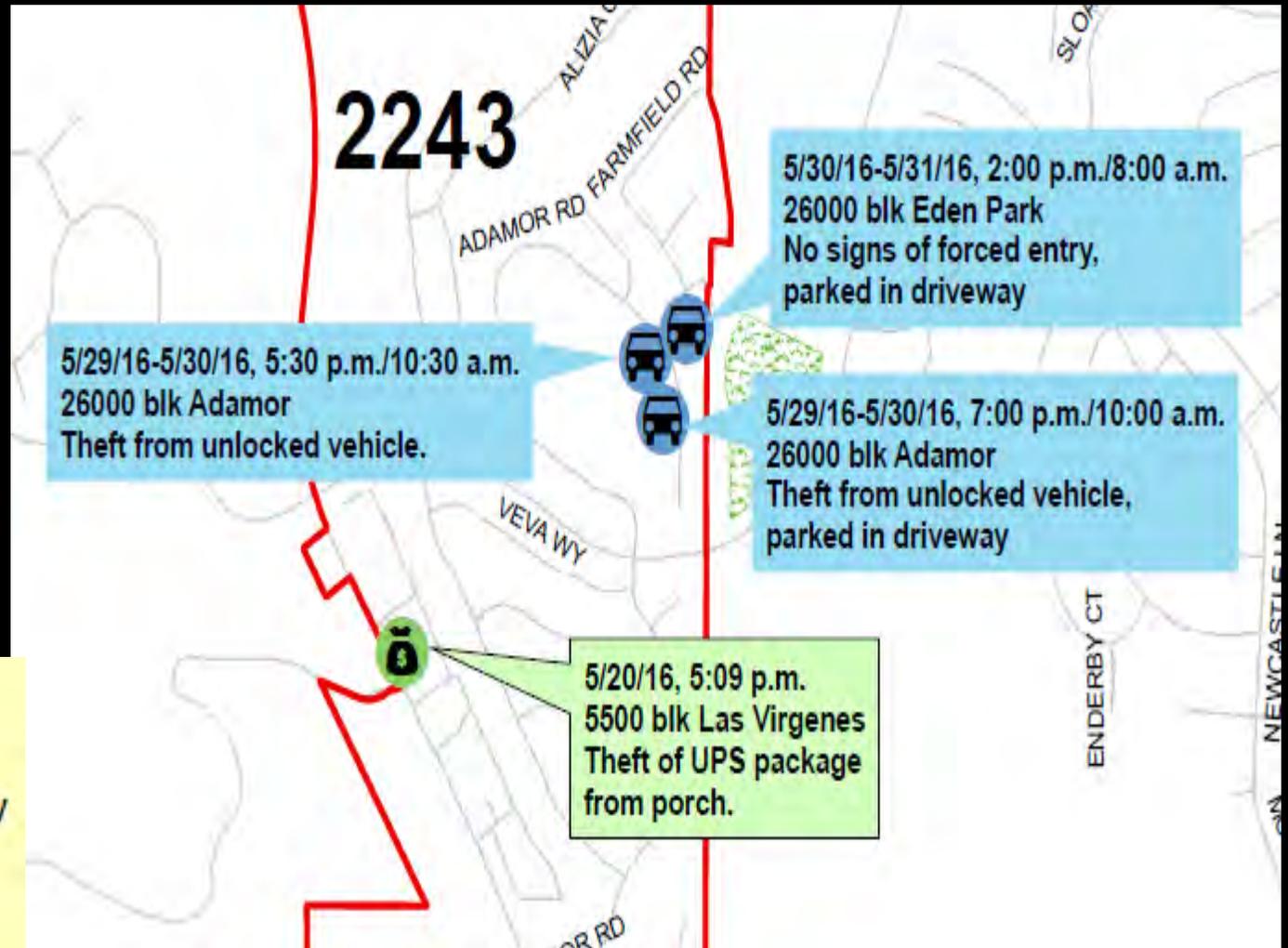


Legend

-  Residential Burglary
-  Vehicle Burglary
-  Theft



Part I Crimes May 2016



Legend



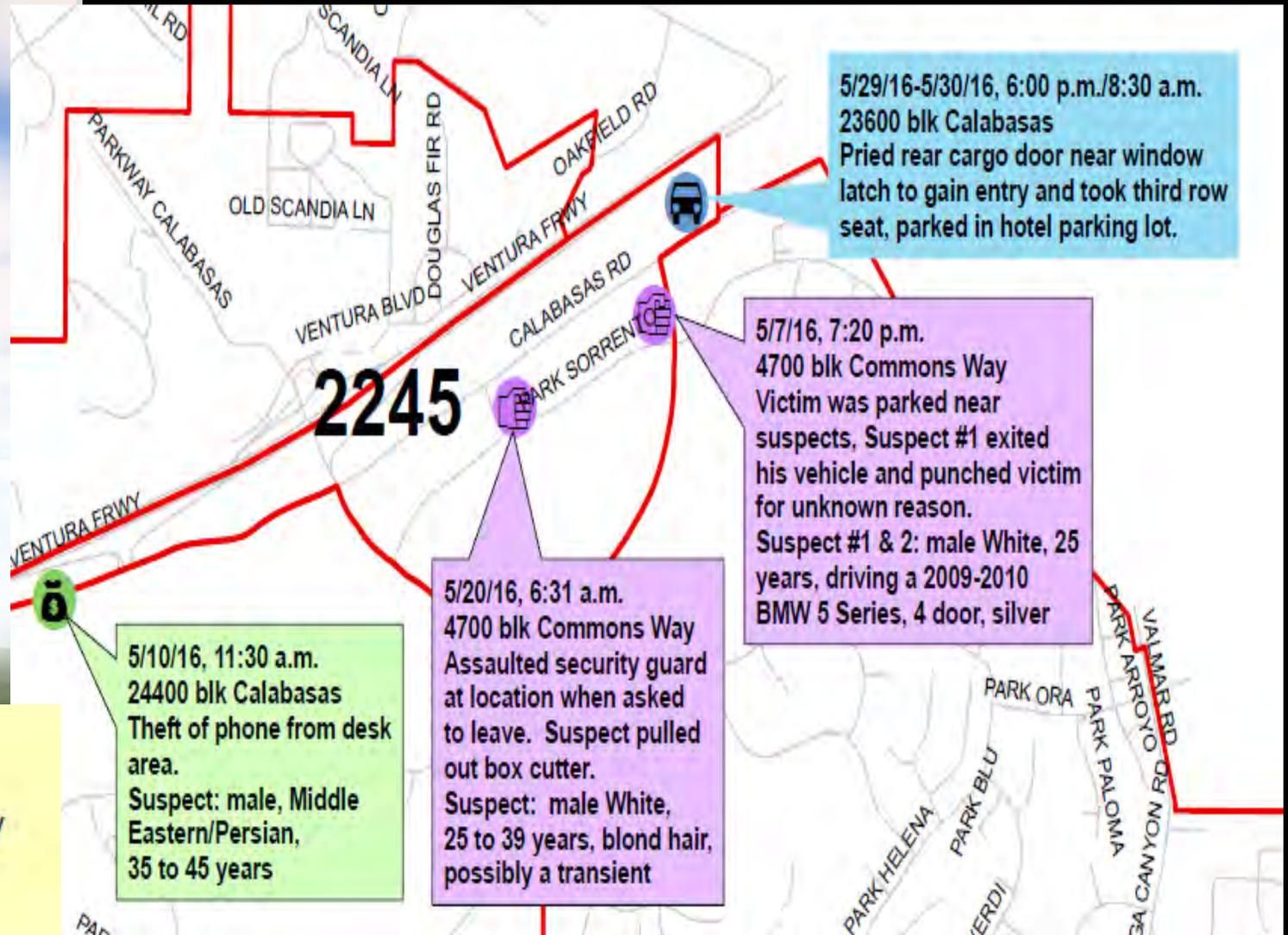
Vehicle Burglary



Theft



Part I Crimes May 2016



Legend



Vehicle Burglary



Theft



Aggravated Assault

Part I Crimes May 2016

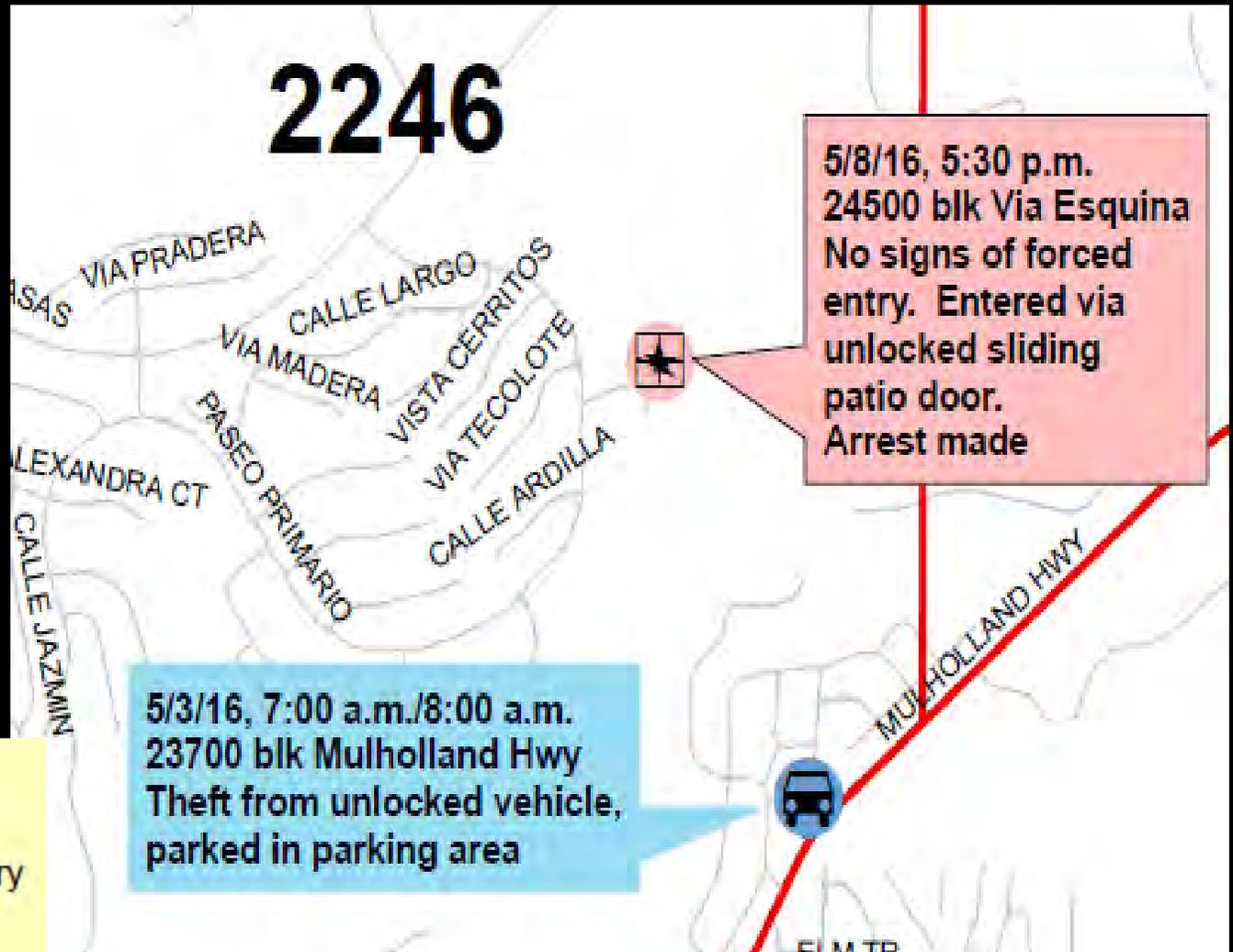
2246

5/8/16, 5:30 p.m.
24500 blk Via Esquina
No signs of forced entry. Entered via unlocked sliding patio door.
Arrest made

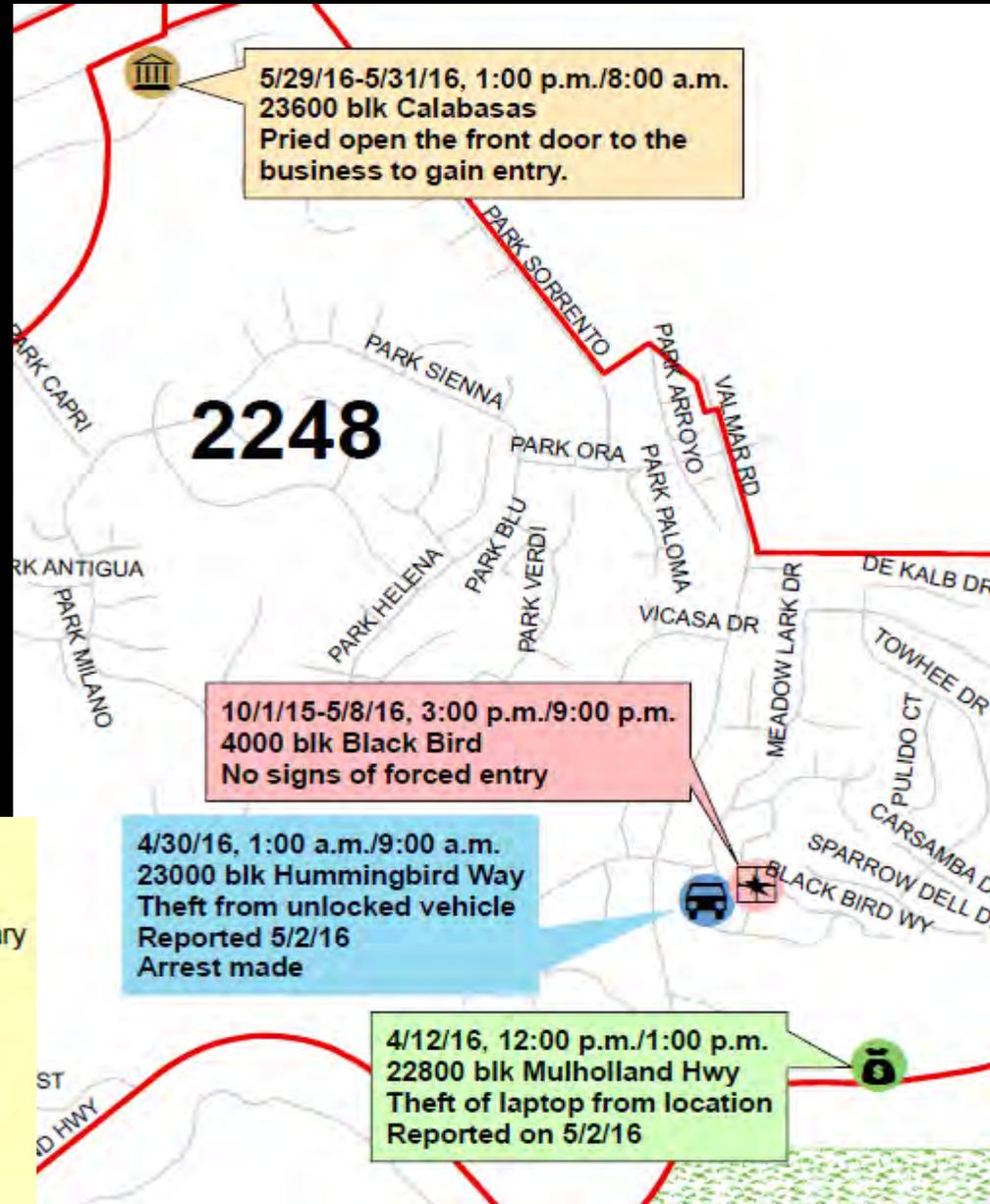
5/3/16, 7:00 a.m./8:00 a.m.
23700 blk Mulholland Hwy
Theft from unlocked vehicle,
parked in parking area

Legend

-  Residential Burglary
-  Vehicle Burglary



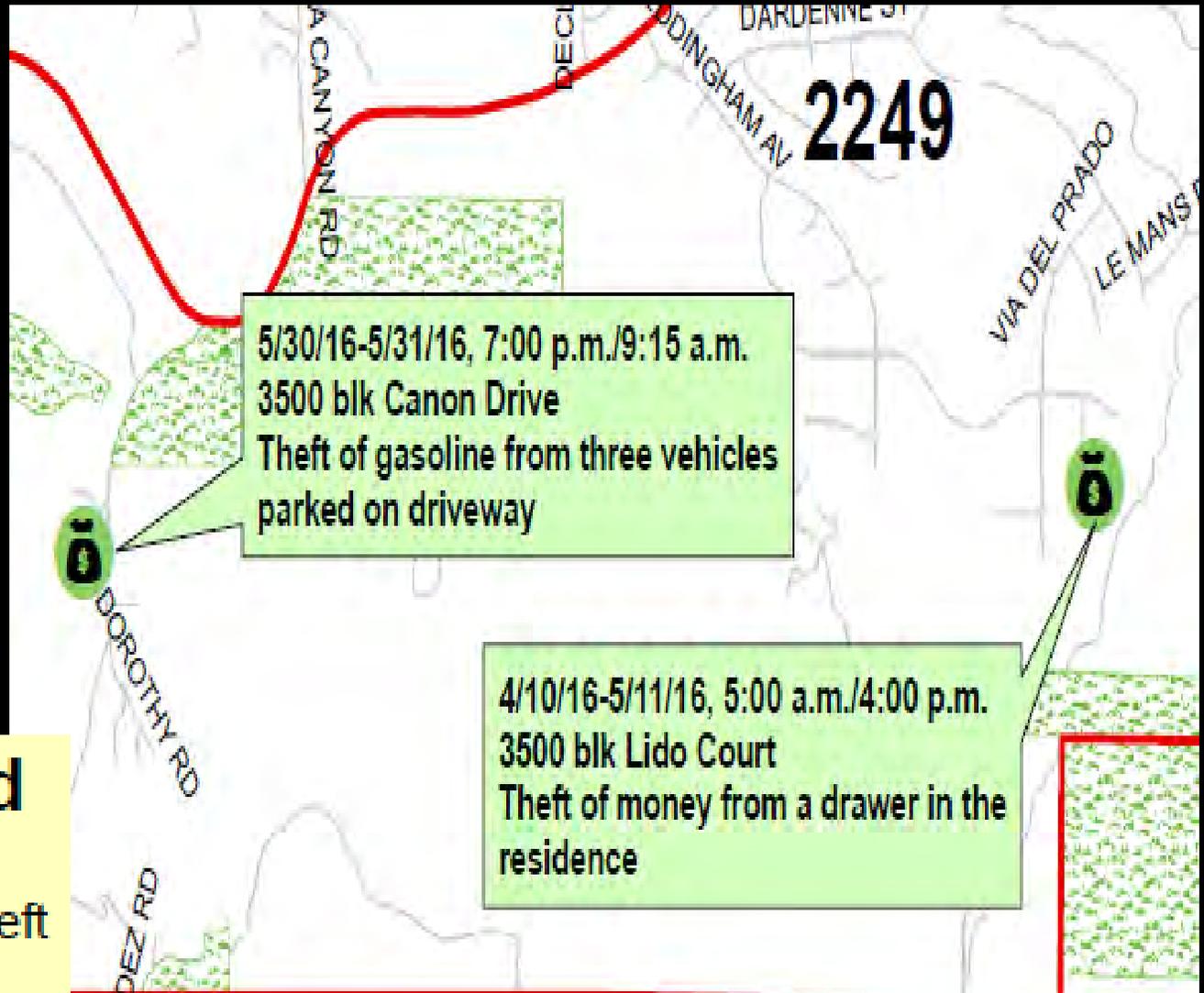
Part I Crimes May 2016



Legend

- Residential Burglary
- Other Burglary
- Vehicle Burglary
- Theft

Part I Crimes May 2016

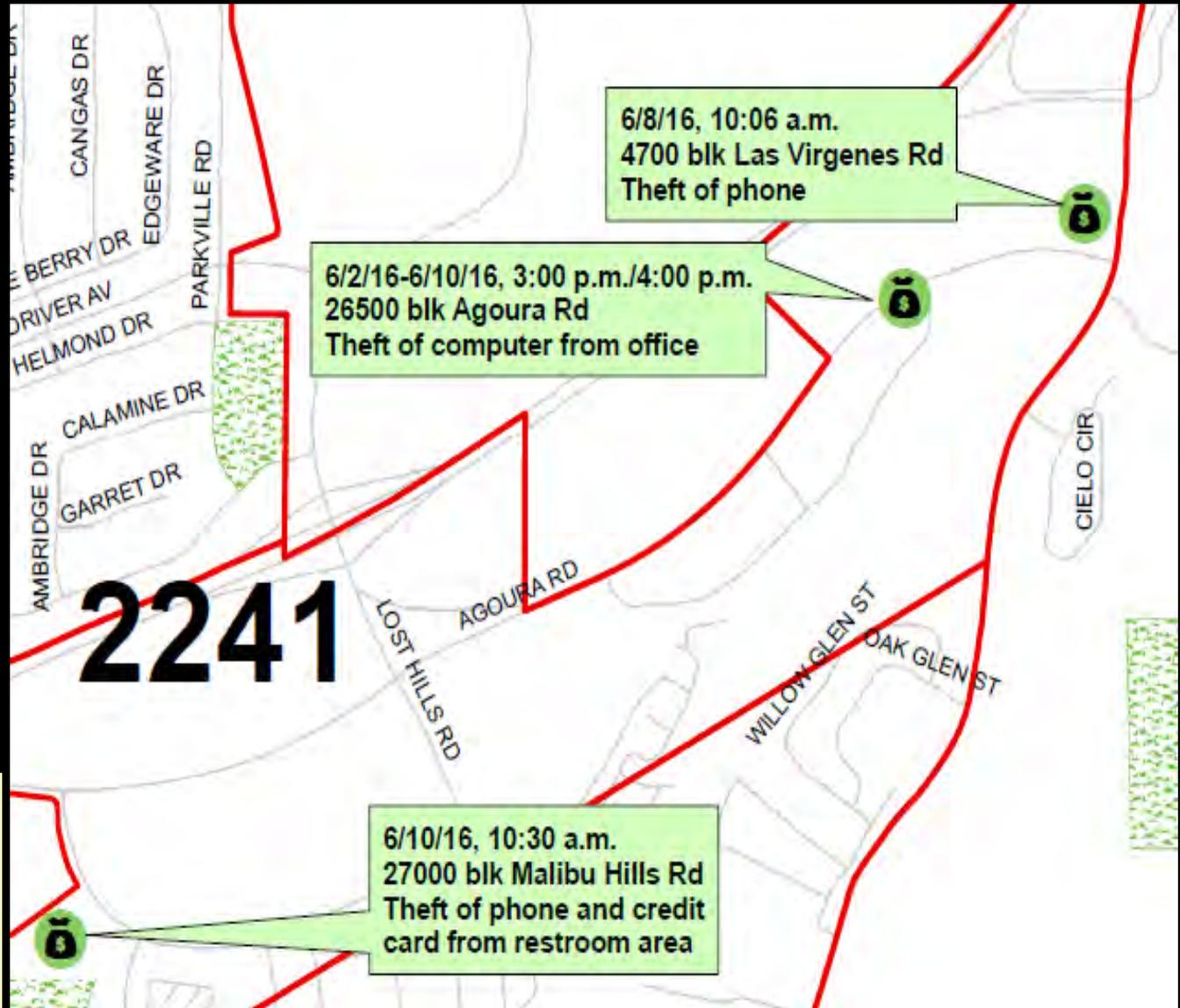


Legend



Theft

Part I Crimes June 2016



Legend



Theft

Part I Crimes June 2016

2242

CACTUS TR

LOST SPRINGS DR

LAS VIRGENES RD

6/14/16, 10:30 a.m./12:07 p.m.
3900 blk Lost Springs Dr.
Entered via unlocked kitchen
sliding door.

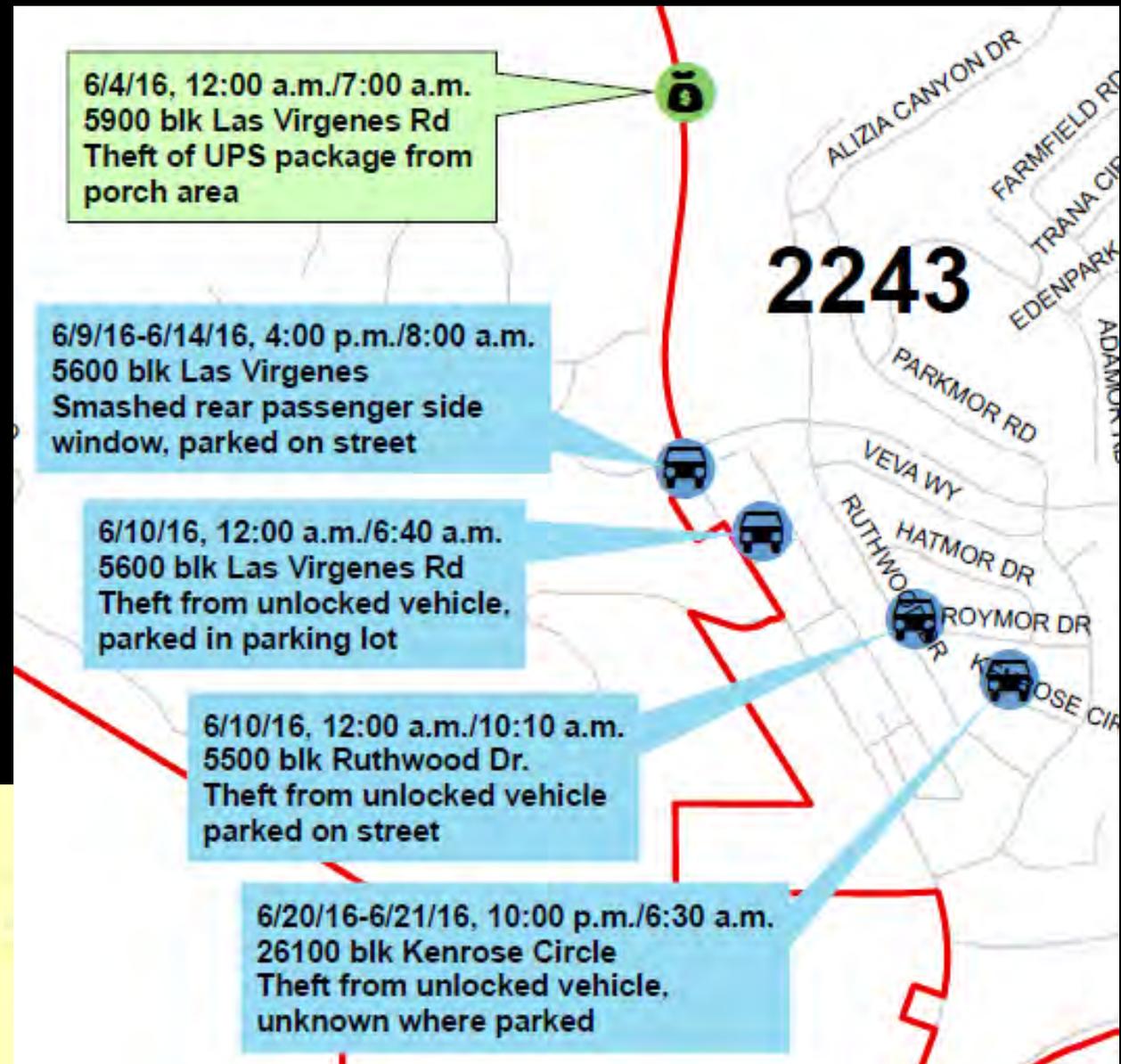
Legend



Residential Burglary



Part I Crimes June 2016



Legend



Vehicle Burglary

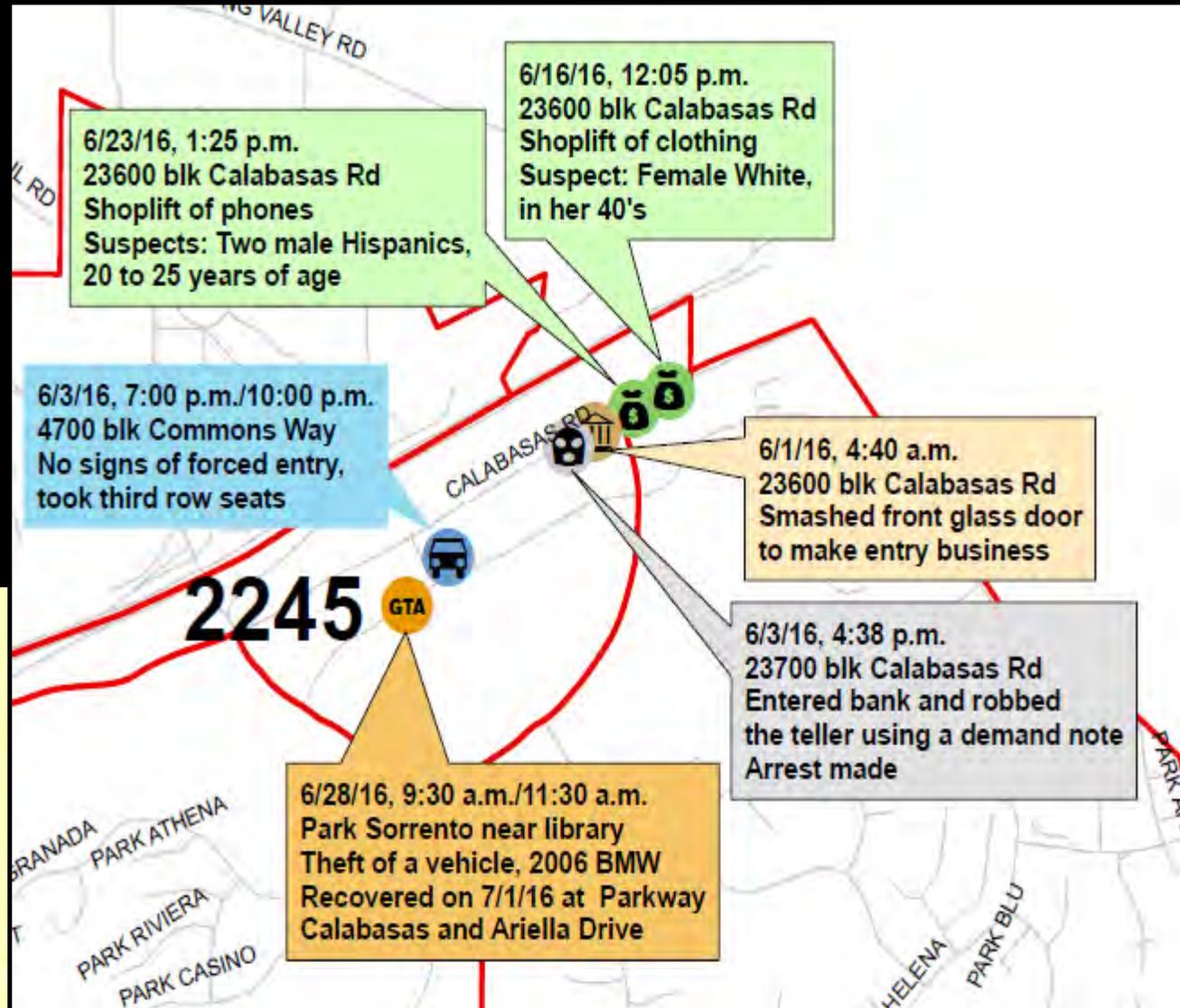


Theft

Part I Crimes June 2016

Legend

-  Robbery
-  Other Burglary
-  Vehicle Burglary
-  Theft
-  Theft of a Vehicle



Part I Crimes June 2016

2246



6/3/16-6/5/16, 10:00 p.m./12:00 p.m.
24800 blk Alexandra Ct
Damaged the lock on the front
passenger door to gain entry,
parked on street

Legend



Vehicle Burglary

Part I Crimes June 2016

2248



Residential Burglary

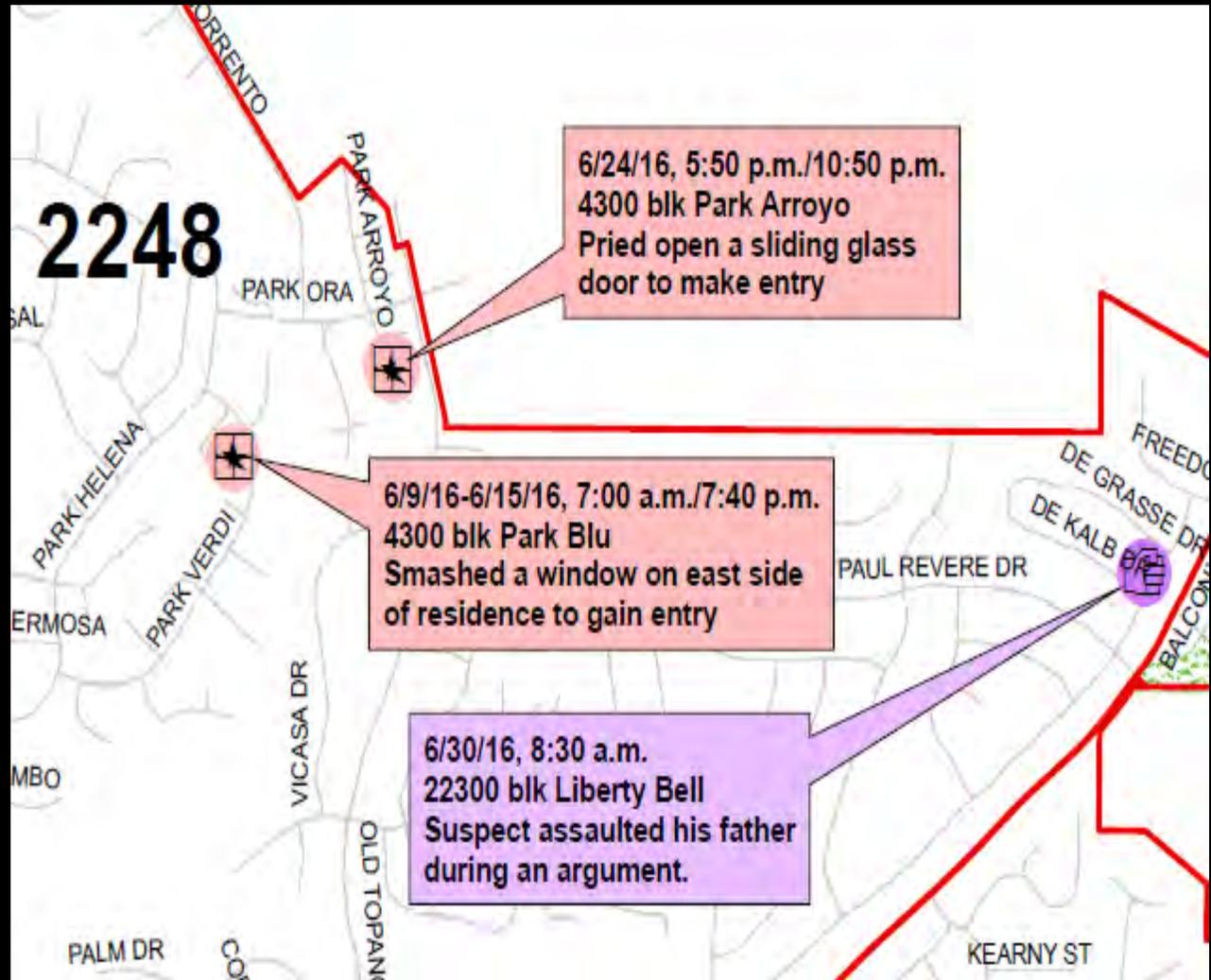


Aggravated Assault

6/24/16, 5:50 p.m./10:50 p.m.
4300 blk Park Arroyo
Pried open a sliding glass door to make entry

6/9/16-6/15/16, 7:00 a.m./7:40 p.m.
4300 blk Park Blu
Smashed a window on east side of residence to gain entry

6/30/16, 8:30 a.m.
22300 blk Liberty Bell
Suspect assaulted his father during an argument.



April 2016 Arrest Stats



	Adult	Juv.
Larceny Theft	1	0
Dom. Violence / Assault	3	1
Weapon Laws	3	0
Narcotics	6	1
Drunk/Alcohol/Drugs	1	0
Drunk Driving Vehicle/Boat	2	0
Vehicle/Boating Laws	5	0
Warrants	15	0
Receiving Stolen Property	1	0
Misdemeanors, Miscellaneous	2	0
ARREST TOTALS	39	2

May 2016 Arrest Stats



	Adult	Juv.
Burglary	1	0
Dom. Violence / Assault	1	0
Narcotics	3	1
Drunk/Alcohol/Drugs	1	0
Drunk Driving Vehicle/Boat	4	0
Vehicle/Boating Laws	9	0
Warrants	12	0
Felonies, Miscellaneous	1	1
ARREST TOTALS	32	2

June 2016 Arrest Stats



ARREST MADE



	Adult	Juv.
Aggravated Assault	1	0
Grand Theft Auto	1	0
Forgery	1	0
Fraud and NSF checks	1	0
Dom. Violence / Assault	2	0
Narcotics	8	0
Vehicle/Boating Laws	2	0
Warrants	12	1
Receiving Stolen Property	1	0
Felonies, Miscellaneous	1	0
Misdemeanors, Miscellaneous	2	0
ARREST TOTALS	32	0

April 2016 Traffic Stats



Number of Traffic Collisions	18
- Injury Collisions	4
- Non-Injury Collisions	14
Number of Citations Issued	201
- Total Hazardous Cites	144
- Total Non-Hazardous Cites	57

Most frequent citations issued:

- Unsafe Speed
- Failure to Stop at a Stop Sign



May 2016 Traffic Stats



Number of Traffic Collisions	14
- Injury Collisions	2
- Non-Injury Collisions	12
Number of Citations Issued	199
- Total Hazardous Cites	143
- Total Non-Hazardous Cites	56

Most frequent citations issued:

- Unsafe Speed
- Failure to Stop at a Stop Sign

June 2016 Traffic Stats

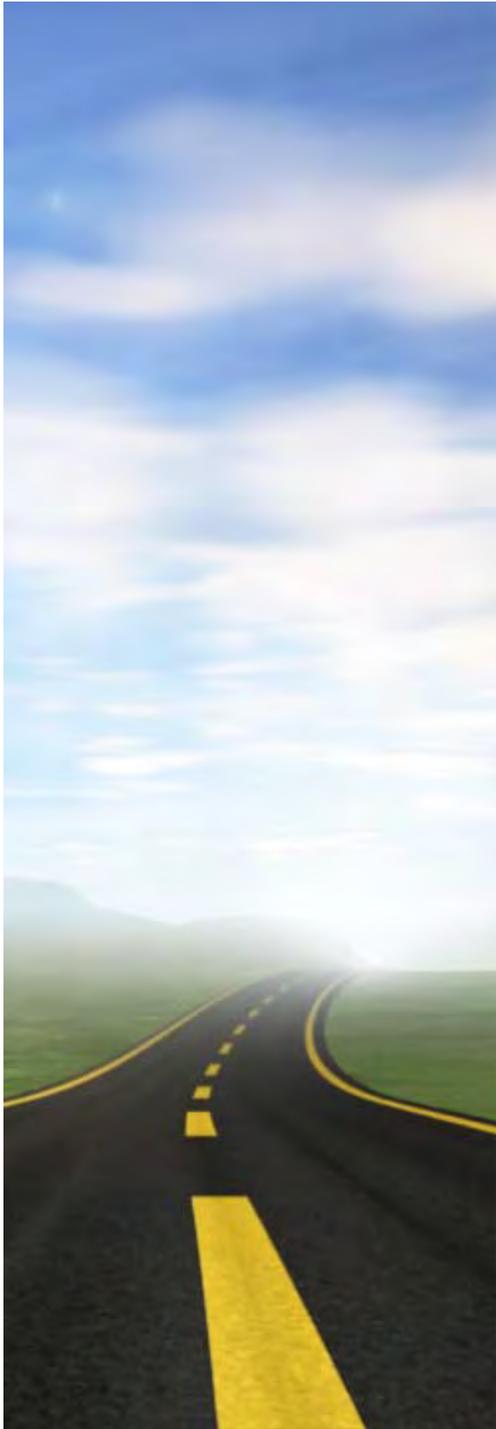


Number of Traffic Collisions	21
- Injury Collisions	5
- Non-Injury Collisions	16
Number of Citations Issued	174
- Total Hazardous Cites	117
- Total Non-Hazardous Cites	57

Most frequent citations issued:

- Unsafe Speed
- Failure to Stop at a Stop Sign





Noteworthy April Incidents

Two subjects, residents of West Hills and Woodland Hills, were arrested for theft, possession of counterfeit money, drug paraphernalia and a firearm in the area of Agoura Road and Lost Hills Road. The subjects were contacted by deputies on a traffic violation. The driver of the vehicle had a warrant for her arrest for driving on a suspended license. The other subject was out on bond on a robbery case. A firearm was found in the trunk of the vehicle that was reported stolen out of the jurisdiction of the Los Angeles Police Department's West Valley Division. Several counterfeit twenty dollar bills and drug paraphernalia were found inside the vehicle.

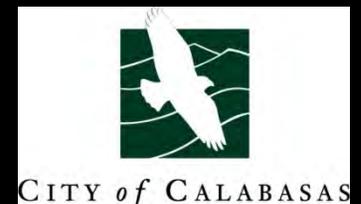
(16-01823)

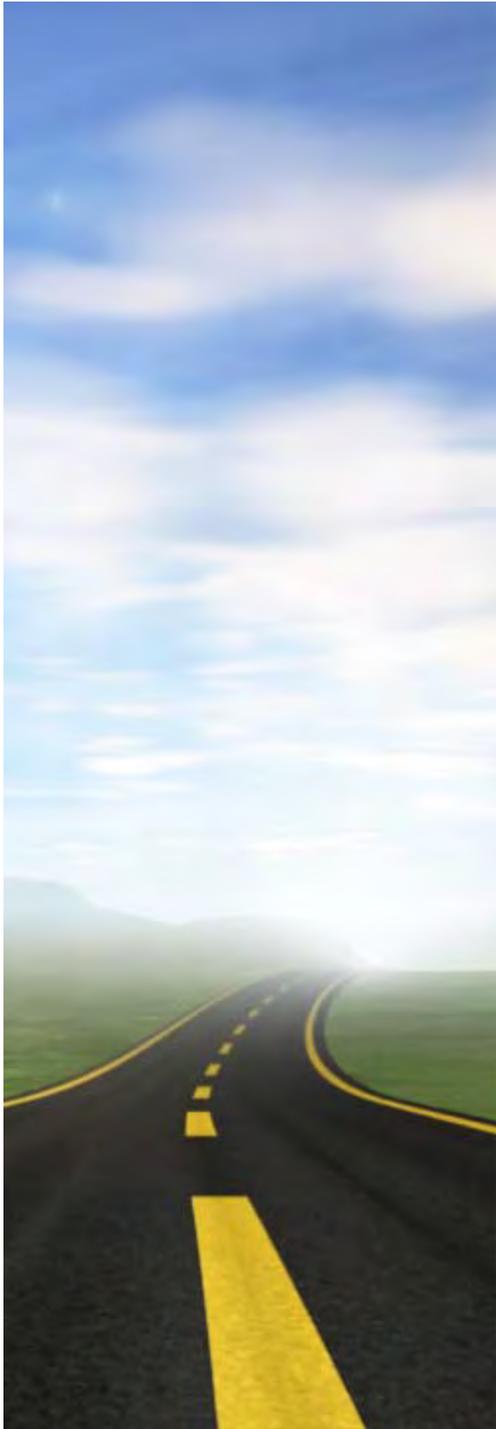


Noteworthy April Incidents

A commercial burglary was reported in the 4700 block of Park Granada. Video surveillance showed three suspects with their faces covered by hoodies smash the window and enter through it.

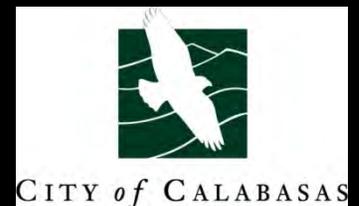
Two suspects walked over to the cash register area while the third suspect looked through a back room. The suspects fled the area in a dark vehicle. U.S. currency was taken from the cash register. (16-02197)





Noteworthy April Incidents

A Canoga Park resident was arrested for possession of stolen property, drug paraphernalia and burglary tools in the area of Las Virgenes Road and Thousand Oaks Blvd. A call for service was received regarding a Suspicious Person call. The subject was contacted because he matched the description. During the investigation, property in the names of other people living in Woodland Hills were found in the subject's possession. Wire snips, screwdrivers, flashlights and gloves were found in the subject's bag. (16-01900)

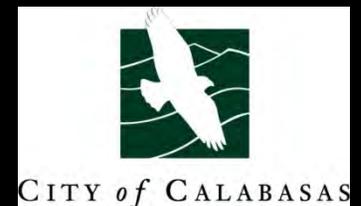


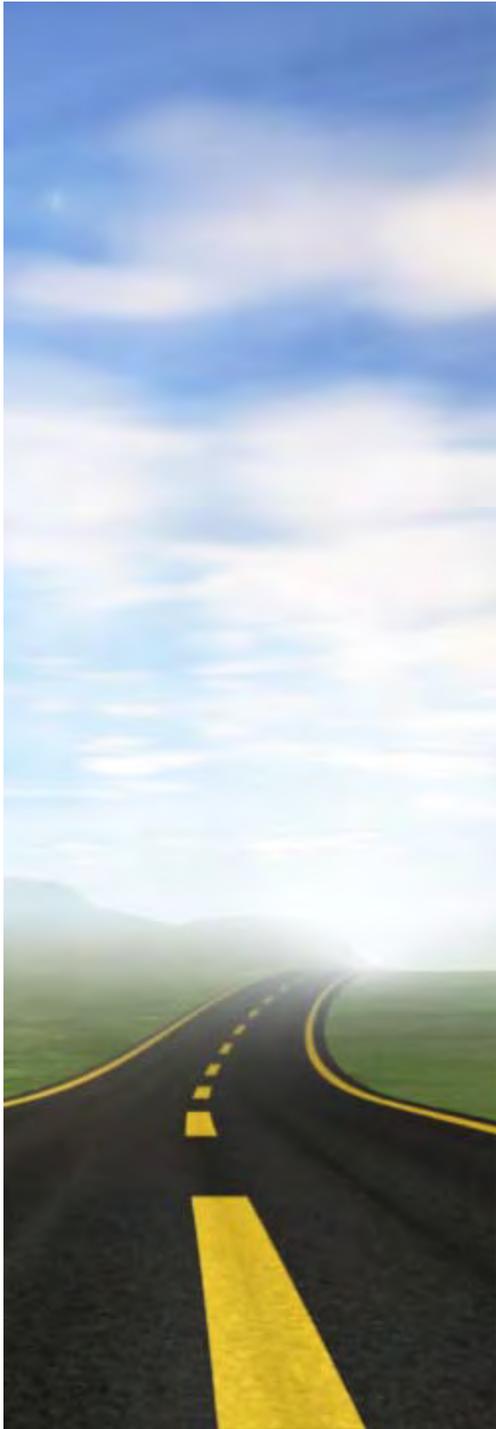


Noteworthy April Incidents

An attempt arson occurred in the 23400 block of Park Sorrento.

Unknown person(s) attempted to set fire to the maintenance office. (16-02230)





Noteworthy May Incidents

A Chino Hills resident was arrested for residential burglary and under the influence of a narcotic in the 24500 block of Via Esquina. The subject entered the residence through an unlocked sliding patio door. The victim's roommate heard noises coming from the kitchen area. When she went to investigate, she saw the subject exiting through the front door. The victim knew the subject as a friend of his son's but the subject did not have permission to enter the residence and take property. (16-02462)



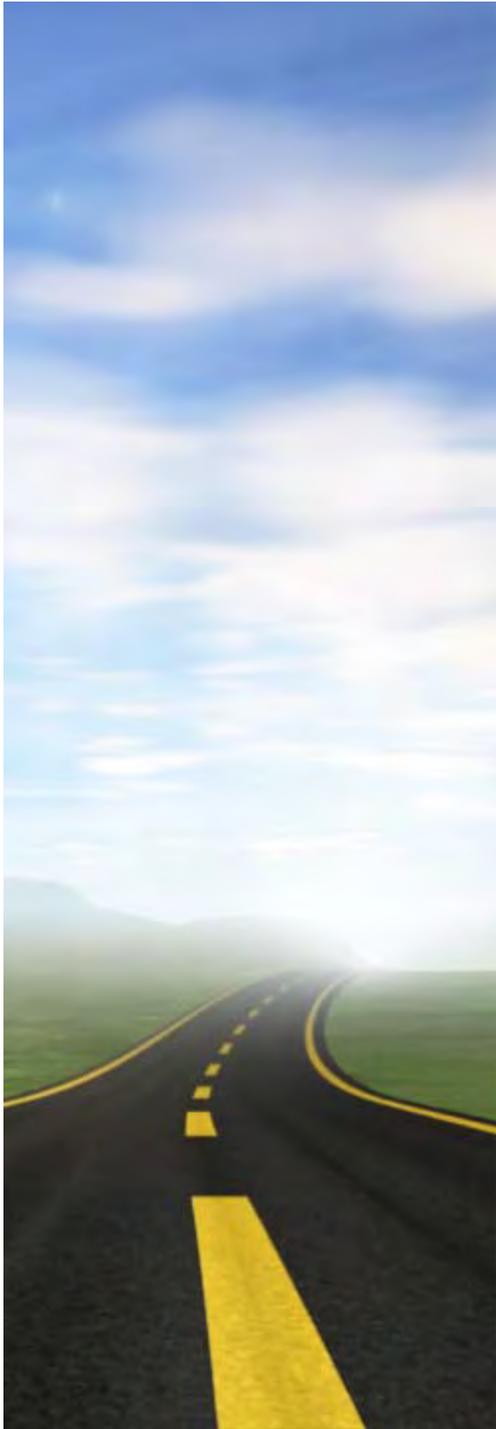
Noteworthy May Incidents

A transient was arrested for possession of a stolen vehicle in the 23600 block of Calabasas Road. The vehicle was stolen from the jurisdiction of the Santa Monica Police Department. This subject is also responsible for committing a residential burglary in the 5100 block of Garrett in the unincorporated area of Calabasas on May 4, 2016. He was also arrested on May 7, 2016 by the Fresno Police Department for possession of a stolen vehicle taken from the jurisdiction of the Los Angeles Police Department's Topanga Division. (16-02849, 02378)



Noteworthy May Incidents

A juvenile resident was arrested for theft from an unlocked vehicle and tampering with a vehicle in the 3900 block of Coral Place. This subject is also responsible for a theft from an unlocked vehicle in the city of Hidden Hills. (16-02338)



Noteworthy June Incidents

A Granada Hills resident was arrested for possession of stolen property/narcotics and drug paraphernalia in the 5200 block of Las Virgenes Road. The suspect was contacted by deputies during a traffic violation. During the investigation, stolen property taken during a theft from an unlocked vehicle in the 30700 block of Passageway in the city of Agoura Hills was recovered inside the suspect's vehicle. The suspect's vehicle, a white Ford F150 p/u, also matched the description of the suspect vehicle seen during another theft from an unlocked vehicle incident that occurred in the 5800 block of Wheelhouse in the city of Agoura Hills. (16-03356)



Noteworthy June Incidents

A bank robbery was reported in the 23700 block of Calabasas Road. The suspect handed the teller a note demanding U.S. currency. The suspect fled when given the currency. The suspect is described as a male Hispanic, 45 years old, average height and build, wearing a black baseball cap, black polo shirt and mirrored sunglasses.

****Update: Suspect in custody. (16-03015)**

A resident was arrested for assault and elder abuse in the 22300 block of Liberty Bell Road. The suspect assaulted his father during an argument. (16-03562)



Noteworthy June Incidents

A Venice resident was arrested for theft of a vehicle and being under the influence of a narcotic in the area of Camino Codorniz and Calle Canon. Deputies responded to the location regarding a possible driving under the influence call. During the investigation, it was discovered the vehicle, the suspect was driving, was stolen from the jurisdiction of the Los Angeles Police Department's Van Nuys Division.

(16-03544)



Crime Tips

Malibu/Lost Hills Sheriff Station

LostHillsTips@lasd.org

818-878-1808

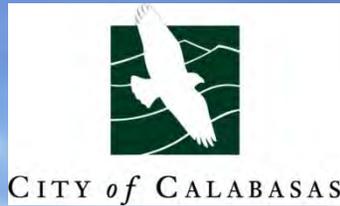
Crime Stoppers

800-222-TIPS (8477)

Web Tips

www.lacrimestoppers.com





Connect with US!

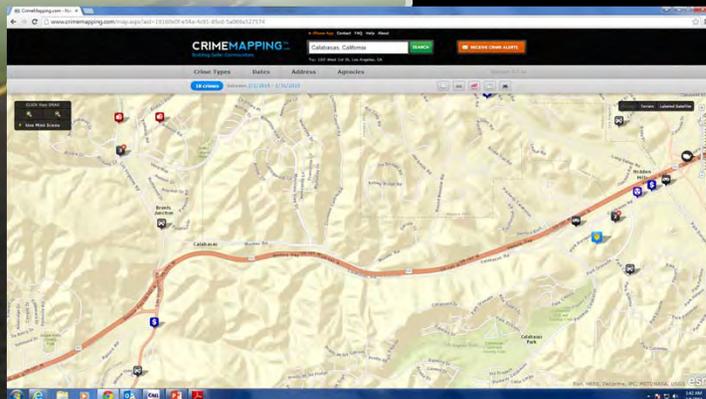
www.LostHills.lasd.org

twitter.com/LHSLASD



**NIXLE: Text your ZIP CODE to 888777
to receive local alerts through SMS!**

www.facebook.com/LostHillsSheriffsStation



www.CrimeMapping.com



Questions? More Information?

City of Calabasas

LostHills@LASD.org

Service Area Lieutenant

A.J. Rotella

818-878-1808

Detective Team

Detective Ginni Alvarez

818-878-5584

Detective Jill Greenwood

818-878-5541

Detective Justin Solomon

818-878-5542

Councilmember Weintraub:

- The first of a series of sunset concerts at the Calabasas Lake is scheduled on June 26 in conjunction with a celebration of the City's 25th anniversary and recognition of the firefighters who worked the Old Fire.

Mayor pro Tem Maurer:

- The second annual Calabingo is being hosted by the Calabasas Rotary Club on July 31.
- Extended an invitation to all Fourth of July activities.
- A dive in movie night is scheduled on July 15 at the Tennis & Swim Center.
- Extended appreciation to staff for the Mulholland Highway beautification project.

Councilmember Gaines:

- The Chamber monthly mixer is scheduled on June 23.
- The Calabasas High School opening football game on September 2 will be dedicated to honor all law enforcement agencies and firefighters who worked on the Old Fire.
- Encouraged everyone to donate to the food and school supply drive that will take place as part of the City's 25th anniversary celebration.
- Asked for a moment of noise and encouraged everyone to contact federal legislators to pass laws needed to avoid tragedies such as the recent one in Orlando.

Mayor Bozajian:

- Encouraged residents to attend the Fourth of July activities.
- Extended an invitation to the City's 25th anniversary celebrations June 24-26.

PRESENTATIONS

- From other jurisdictions to the City in commemoration of its 25th Anniversary

Joey Apodaca, District Field Representative from Congressman Ted Lieu's Office; Sarah Tamor, District Representative from State Senator Fran Pavley's Office; Oscar Garcia, District Field Representative from Assemblymember Matt Dababneh's Office; Timothy Lippman, Senior Field Deputy from LA County Supervisor Sheila Krueel's Office; Stuart Siegel, Mayor pro Tem from the City of Hidden Hills; Laura Rosenthal, Mayor from the City of Malibu; Dan Stepenosky, Superintendent and Angela Cutbill, Board Member from the LVUSD Board of Education; Charles Caspary and Jeff Reinhardt from the LVMWD; and Jeff Reinhardt on behalf of the City of Agoura Hills made presentations to the City Council.

Members of the Council expressed appreciation for all the presentations.

ORAL COMMUNICATIONS – PUBLIC COMMENT

Greg Mettler, Joe and Kelley Fries and John Suwara spoke during public comment.

CONSENT ITEMS

1. Approval of meeting minutes from May 31 and June 8, 2016
2. Adoption of Resolution Nos. 2016-1504, certifying the results of the assessment ballot proceeding with respect to the proposed annexation of the Mont Calabasas Zone into Landscape Light Act District 27; and adoption of Resolution No. 2015-1511, approving a final Engineer's Report in connection with Landscape Lighting Act District Nos. 22, 24, 27 and 32 and confirming diagrams and assessments for such districts for Fiscal Year 2016-17
3. Consideration of Resolution No. 2016-1515, approving the Quimby Act fee associated with Tract Map #060488 approved for a 78 unit townhome development project at 4240 Las Virgenes Road. *A Mitigated Negative Declaration was prepared and adopted for this project. Approval of the associated Quimby Fee requires no additional CEQA review*
4. Recommendation to approve the recordation of the final map for tract 60488 for condominium purposes located at 4240 Las Virgenes Road
5. Adoption of Resolution No. 2016-1509, levying special taxes within the City of Calabasas Community Facilities District No. 2006-1; and adoption of Resolution No. 2016-1510, levying special taxes within the City of Calabasas Community Facilities District No 98-1
6. Recommendation to approve a professional services agreement with CleanStreet to provide street sweeping services for a three-year term in an amount not to exceed \$286,000

7. Adoption of Ordinance No. 2016-333, approving a Zoning Map Amendment associated with File No. 140000011 to change existing planned development – Residential Multifamily (20) – Open Space Development Restricted – Scenic Corridor (PD-RM20-OSDR-SC) Zoning Designation to Commercial Retail – Residential Multifamily (20) – Open Space Development Restricted – Scenic Corridor – Development Plan (CR-RM20-OSDR-SC-DP) to accommodate the proposed development project, which includes: (1) A residential component consisting of 67 single-family detached homes and four affordable units within two duplex structures occupying approximately 13.03 acres; (2) A commercial component consisting of a 72,872 square-foot, three-story hotel occupying approximately 2.91 acres; and (3) preservation of approximately 61.0 acres as permanent Open Space on a 77-acre property located at 4790 Las Virgenes Road at the Eastern terminus of Agoura Road (APN Nos. 2069-078-009 AND 2069-078-011)
8. Recommendation to award construction contract for the 2016 Street Resurfacing Project, Specification No. 15-16-01 to All American Asphalt for the total amount of \$441,125
9. Recommendation to approve professional services agreement with Siemens Industry, Inc. to provide City-wide traffic signal maintenance services for a three-year term in an amount not to exceed \$270,000
10. Approval of the Art in Public Places submission for the Cheesecake Factory, as recommended by the Art in Public Places Advisory Committee
11. Adoption of Resolution No. 2016-1497, approving the addition of a Facility Maintenance Technician position in the Administrative Services Department
12. Approval of amendment to professional services agreement with Haynes Building Service, LLC in the amount of \$10,066 to provide janitorial services for the Senior Center
13. Request for consent of an amendment to the current professional services agreement between the City of Calabasas and MV Transportation, Inc. to extend the current contract for the duration of two months with an option of a one month extension if needed
14. Recommendation to approve a professional services agreement with Ideal General Services for the City's Dial-a-Ride services in an amount not to exceed \$190,000 to expire on June 30, 2018

Mayor Bozajian pulled Item Nos. 2, 3, 4 and 7.

Mayor pro Tem Maurer made an inquiry on Item No. 8. Mayor pro Tem Maurer and Councilmember Weintraub made an inquiry on Item No. 13.

In regard to Item No. 10, Councilmember Shapiro expressed appreciation to the Art in Public Places Committee for their work.

Councilmember Shapiro moved, seconded by Councilmember Gaines to approve Consent Item Nos. 1-2, 5-6, 8-14. MOTION CARRIED 5/0 as follows:

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Gaines, Shapiro and Weintraub

Mayor Bozajian made an inquiry in regard to Item Nos. 3 and 4.

Councilmember Gaines moved, seconded by Councilmember Weintraub to approve Consent Item Nos. 3-4. MOTION CARRIED 5/0 as follows:

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Gaines, Shapiro and Weintraub

Jacy Shillan, Pricilla Lee, Frances Alet and Clark Canfield spoke on Item No. 7.

Council discussion ensued.

Councilmember Gaines moved, seconded by Councilmember Shapiro to approve Consent Item No. 7. MOTION CARRIED 3/2 as follows:

AYES: Councilmembers Gaines, Shapiro and Weintraub

NAYS: Mayor Bozajian and Mayor pro Tem Maurer

PUBLIC HEARING

15. Consideration of Resolution Nos. 2016-1513 and 2016-1514 to allow for alcoholic beverage sales for on-site consumption at the Edwards Theater located at 4767 Commons Way (APN: 2068-003-021) within the Commercial Mixed-Use (CMU) zoning district; said resolutions will amend the Master Conditional Use Permit (CUP #94-01) for the Calabasas Park Centre project, amend the implementing CUP (Resolution No. 95-317) for the Calabasas Park Centre project, and establish the new conditional use for the Theater, as described

Mayor Bozajian opened the public hearing.

Bruce Evans, Pricilla Lee and Rick Lemmo spoke on Item No. 15.

Mayor Bozajian closed the public hearing.

Extensive discussion ensued.

Councilmember Shapiro moved, seconded by Councilmember Gaines to approve Item No. 15. MOTION CARRIED 4/1 as follows:

AYES: Mayor Bozajian, Councilmembers Gaines, Shapiro and Weintraub

NAYS: Mayor pro Tem Maurer

REOPENED PUBLIC HEARING CONTINUED FROM JUNE 8, 2016

16. Consideration of Resolution No. 2016-1496; 1) approving file No. 140001318 an application, inclusive of a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, and Oak Tree Permit for the construction of a new three-story hotel with a maximum of 67,000 square feet of building area, which includes up to 127 rooms, pool and 151 surface level parking spaces, including a public parking lot on Rondell Street. The proposed project includes a Development Plan Permit in order to construct the proposed hotel building and retaining walls in excess of 6-feet in height. An Oak Tree Permit is required to allow for the encroachment into the protected zone of three oak trees. The subject site is located at 26300 Rondell Street (APN 2069-031-014 and 2069-031-015), within the Commercial Retail Zoning District and Scenic Corridor Overlay Zone. The Planning Commission recommended that the City Council approve the project at its February 4, 2016 meeting

Councilmember Gaines recused from participating on Item No. 16 and left the meeting.

The meeting recessed at 9:11 p.m.

The meeting reconvened at 9:28 p.m.

Mayor Bozajian re-opened the public hearing.

Stephanie Abronson, Holly Kessler, Debbie DiMascio, Pricilla Lee, Fatanah Tabatabai, John Suwara, Julie Clark DeBlasio, R. Embree and Clark Canfield spoke on Item No. 16.

Extensive discussion ensued.

Mayor Bozajian closed the public hearing.

Councilmember Shapiro moved, seconded by Mayor pro Tem Maurer to approve Item No. 16 with conditions discussed. MOTION CARRIED 4/0 as follows:

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Shapiro and Weintraub

ABSENT: Councilmember Gaines

INFORMATIONAL REPORTS – 10:45 P.M.

17. Check Register for the period of June 1-8, 2016

No action was taken on this item.

TASK FORCE REPORTS

Councilmember Shapiro reported his attendance to the VICA Hall of Fame’s Business Awards. Further, he stated he would provide a written report on the items discussed at the League’s Policy Committee meeting in regard to upcoming legislation. He announced the League’s Annual Conference & Expo, in Long Beach on October 5-7, 2016.

Councilmember Weintraub reported her attendance to the COG meeting and stated that a future presentation would be made by Terry Dipple regarding Measure R.

CITY MANAGER’S REPORT

Mr. Coroalles reported that a presentation by Los Angeles County would be made at the next Council meeting in regard to the Community Choice Aggregation Program. He further reported that a submission from Nissan is expected in July.

FUTURE AGENDA ITEMS

In regard to Councilmember Weintraub’s request for a taskforce meeting regarding disaster preparedness, Mr. Coroalles stated that it would be scheduled in the near future.

ADJOURN

The City Council adjourned at 11:18 p.m. to their next regular meeting scheduled on Wednesday, August 10, 2016, at 7:00 p.m.

Maricela Hernandez, MMC
City Clerk



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MARICELA HERNANDEZ, MMC, CITY CLERK *MHC*

SUBJECT: ADOPTION OF RESOLUTION NO. 2016-1520, DESIGNATING MAYOR BOZAJIAN AS THE VOTING DELEGATE AND MAYOR PRO TEM MAURER AS THE ALTERNATE VOTING DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL BUSINESS MEETING ON OCTOBER 7, 2016

MEETING DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

That the City Council adopt Resolution No. 2016-1520 designating a voting delegate and an alternate voting delegate to represent the City at the League of California Cities (League) Annual Business meeting on October 7, 2016.

BACKGROUND:

The League holds conferences on an annual basis. This year's conference will be held on October 5-7, 2016, in Long Beach, CA. The League has requested that the City Council designate a voting delegate and up to two alternates to represent the City at the Annual Business meeting (at the General Assembly), scheduled for noon on Friday, October 7.

The League's 2016 Annual Conference Voting Delegate/Alternate Form designates Mayor James R. Bozajian as the voting delegate and Mayor pro Tem Mary Sue Maurer as the alternate voting delegate.

REQUESTED ACTION:

It is recommended that the City Council adopt Resolution No. 2016-1520 designating Mayor James R. Bozajian as the voting delegate and Mayor pro Tem Mary Sue Maurer as the alternate voting delegate at the League's Annual Business meeting on October 7, 2016.

ATTACHMENTS:

- A. Resolution No. 2016-1520
- B. The League's 2016 Annual Conference Voting Delegate/Alternate Form

**ITEM 2 ATTACHMENT A
RESOLUTION NO. 2016-1520**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS,
CALIFORNIA, DESIGNATING A VOTING DELEGATE AND ALTERNATE
VOTING DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL
MEETING, OCTOBER 7, 2016, IN LONG BEACH, CALIFORNIA.**

**THE CITY COUNCIL OF THE CITY OF CALABASAS DOES HEREBY RESOLVE
AS FOLLOWS:**

SECTION 1. Mayor James R. Bozajian is hereby designated as the City of Calabasas voting delegate to represent the City at the League of California Cities Annual Business meeting, October 7, in Long Beach, California.

SECTION 2. Mayor pro Tem Mary Sue Maurer is hereby designated as the City of Calabasas alternate voting delegate to represent the City at the League of California Cities Annual Business meeting, October 7, in Long Beach, California.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution and transmit a certified copy thereof to the appointees and the League of California Cities.

PASSED, APPROVED AND ADOPTED this 10th day of August, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
City Attorney



CITY: Calabasas

**2016 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to the League office by Friday, September 23, 2016. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: James R. Bozajian

Title: Mayor

2. VOTING DELEGATE - ALTERNATE

Name: Mary Sue Maurer

Title: Mayor pro Tem

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: Maricela Hernandez E-mail mhernandez@cityofcalabasas.com

Mayor or City Clerk _____ Phone: 818-224-1661

(circle one) _____ (signature)

Date: August 11, 2016

Please complete and return by Friday, September 23, 2016

League of California Cities
ATTN: Kayla Gibson
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: kgibson@cacities.org
(916) 658-8247



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: GLENN MICHITSCH, SENIOR PLANNER 

SUBJECT: ADOPTION OF RESOLUTION NO. 2016-1523, APPROVING THE ACQUISITION OF ONE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY IN THE CALABASAS HIGHLANDS IN THE APPROXIMATE AMOUNT OF \$1,426, PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBER 2072-018-005).

MEETING DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2016-1523 approving the acquisition of one Los Angeles County tax-default property in the Calabasas Highlands in the approximate amount of \$1,426 plus administration costs (Assessor Parcel Number 2072-018-005).

BACKGROUND:

On a bi-annual basis, the County of Los Angeles Tax Collector sends the City a list of tax-defaulted properties in the County. The properties on the list are subject to the Power of Sale under the State Revenue and Taxation Code, and accordingly, the County holds public auctions to sell the tax delinquent properties. Section 7 of the Code provides both public and non-profit agencies an opportunity to acquire tax defaulted properties prior to a public auction if the agency expresses an interest to acquire any eligible property in writing within 30 days of the auction list publication. If an interest in acquisition is expressed, properties are then removed from the auction list and processed for sale to the agency expressing interest.

There is one property in the Calabasas Highlands on the current auction list (2016B) that staff is recommending the City Council consider for purchase. Staff is recommending the City Council consider purchasing this parcel for open space. The purchase price as of this date is listed at \$1,426. The final cost of purchase will include additional taxes and assessments incurred up to the final transaction date plus some additional Los Angeles County administration costs.

DISCUSSION/ANALYSIS:

The City has a policy of purchasing tax-defaulted properties either for the purpose of open space preservation or to reduce the buildout density in two of the small-lot subdivisions (Old Topanga and the Calabasas Highlands) in the City. This policy is consistent with many of the goals in the General Plan which include the protection of environmental resources and maintaining an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for a variety of both active and passive recreational activities and protect public safety. Consistent with State law, the Planning Commission has made a finding of consistency with the General Plan regarding the purchase of tax default properties in the City.

Attachment B illustrates the location and physical characteristics of the subject parcel, which is further described as follows:

- Located at the intersection of Elsie Drive and Canyon Drive in the Highlands
- Lot size is 8,542 square feet (0.196 ac.)
- Zoning is Rural Community-Calabasas Highlands-Scenic Corridor (RC-CH-SC)
- General Plan designation of Rural Community (RC)
- Contains a USGS designated blue line stream
- Contains several Oak trees
- Portions of the property are steeply sloping
- Contiguous to Santa Monica Mountains Conservancy-owned open space
- Listed as a site for possible future trail construction in the Trails Master Plan

Currently, this parcel is a privately owned, highly constrained but potentially developable lot located adjacent to existing State and County-owned open space property. Acquiring this property would allow for the permanent preservation of Oak and riparian resources, and further the City's goal of reducing the number of developable lots in a small lot subdivision that already faces difficulties with less than desirable infrastructure. Additionally, acquisition of the property will also benefit future trail system development in this area.

FISCAL IMPACT/SOURCE OF FUNDING:

The City's Open Space Budget (10-134-6550-00) for the current fiscal year has been funded with \$20,000. The City has received a Chapter 8 agreement from the County Tax Collector's Office along with the projected cost to purchase the property of \$1,426. The final purchase price does not include miscellaneous fees related to noticing and publication, recording fees, and title documents. Therefore, if the purchase is approved by the County Board of Supervisors, staff is presuming the payment of approximately \$2,000. To this end, the anticipated fiscal impact to the City's budget will be approximately \$2,000.

It is also important to note that under the County Tax Collector's rules, the current property owner retains the right to pay the back taxes and assessments at any time during the processing period, so it is possible that the parcel could be removed from the tax-default inventory prior to consummation of the City's purchase.

REQUESTED ACTION:

Staff recommends that the City Council adopt Resolution No. 2016-1523 approving the acquisition of one Los Angeles County tax-default property in the Calabasas Highlands in the approximate amount of \$1,426 plus administration costs (Assessor Parcel Number 2072-018-005).

ATTACHMENTS:

- A – Resolution No. 2016-1523
- B – Site Exhibits and Photos
- C – Draft Chapter 8 Agreement

**ITEM 3 ATTACHMENT A
RESOLUTION NO. 2016-1523**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA APPROVING THE ACQUISITION OF ONE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY IN THE CALABASAS HIGHLANDS FOR THE APPROXIMATE AMOUNT OF \$1,426, PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBER: 2072-018-005).

WHEREAS, the City of Calabasas expresses interest in acquiring one tax-defaulted property from the County of Los Angeles under Chapter 8 of the State Revenue and Taxation Code from the 2016-B tax defaulted properties list; and

WHEREAS, the tax defaulted property is located within the Calabasas Highlands community of the City of Calabasas, as shown in Exhibit A, attached; and

WHEREAS, the intended purpose of acquisition for the tax defaulted property, as shown in Exhibit A, attached, is for open space preservation; and

WHEREAS, the purchase is consistent with the General Plan including the Open Space Element which calls for the protection of environmental resources and maintenance of an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for recreational opportunities and protect public safety.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calabasas as follows:

SECTION 1. That the City of Calabasas expresses interest in acquiring the tax-default property shown in Exhibit A, attached, from the County of Los Angeles.

SECTION 2. That City staff is authorized to proceed with the acquisition of the tax-defaulted properties through the Los Angeles County Tax Collector's office.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED, this 10th day of August, 2016.

James R. Bozajian, Mayor

ATTEST:

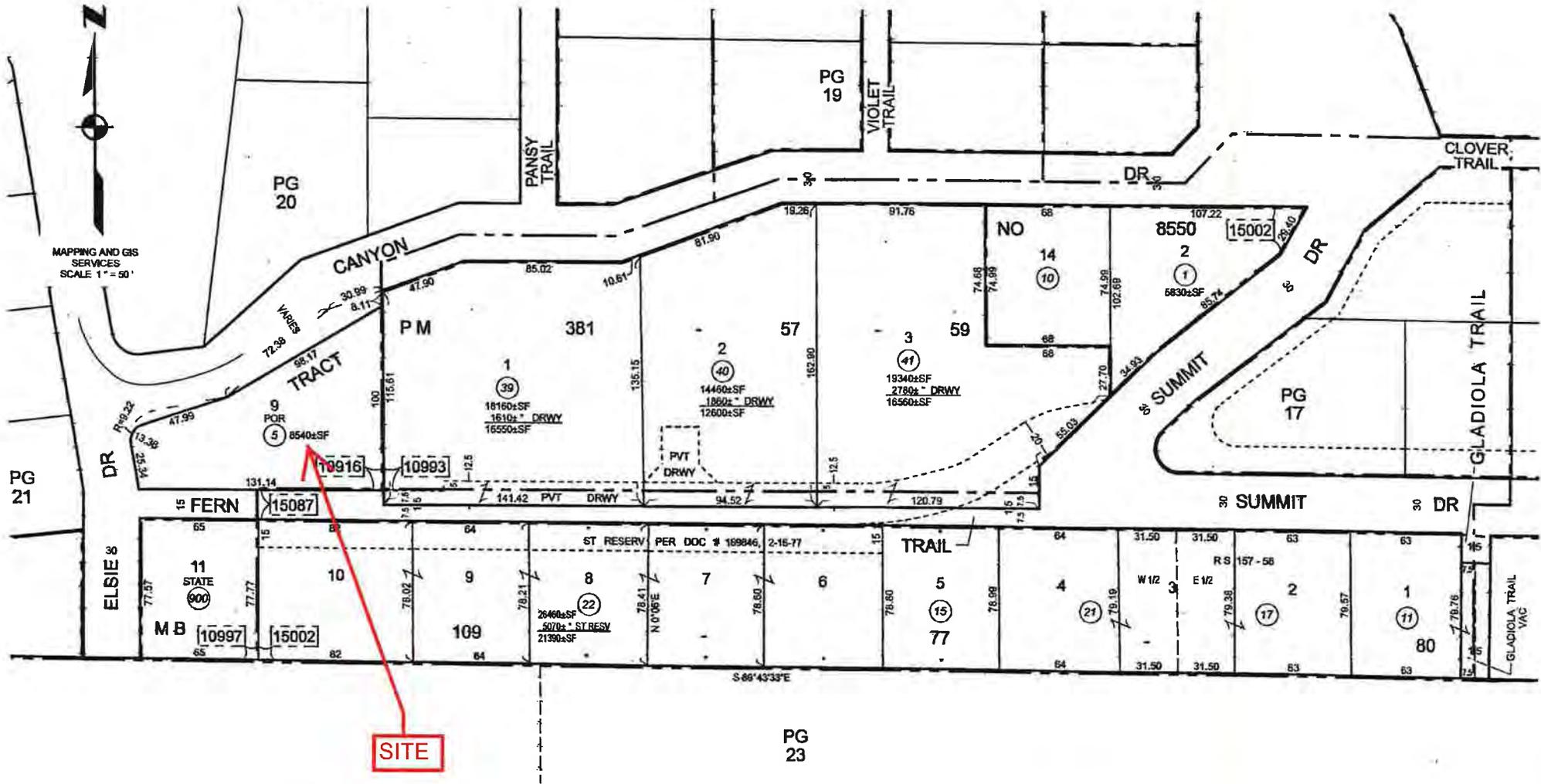
Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
City Attorney

Attachment: Exhibit A

2015



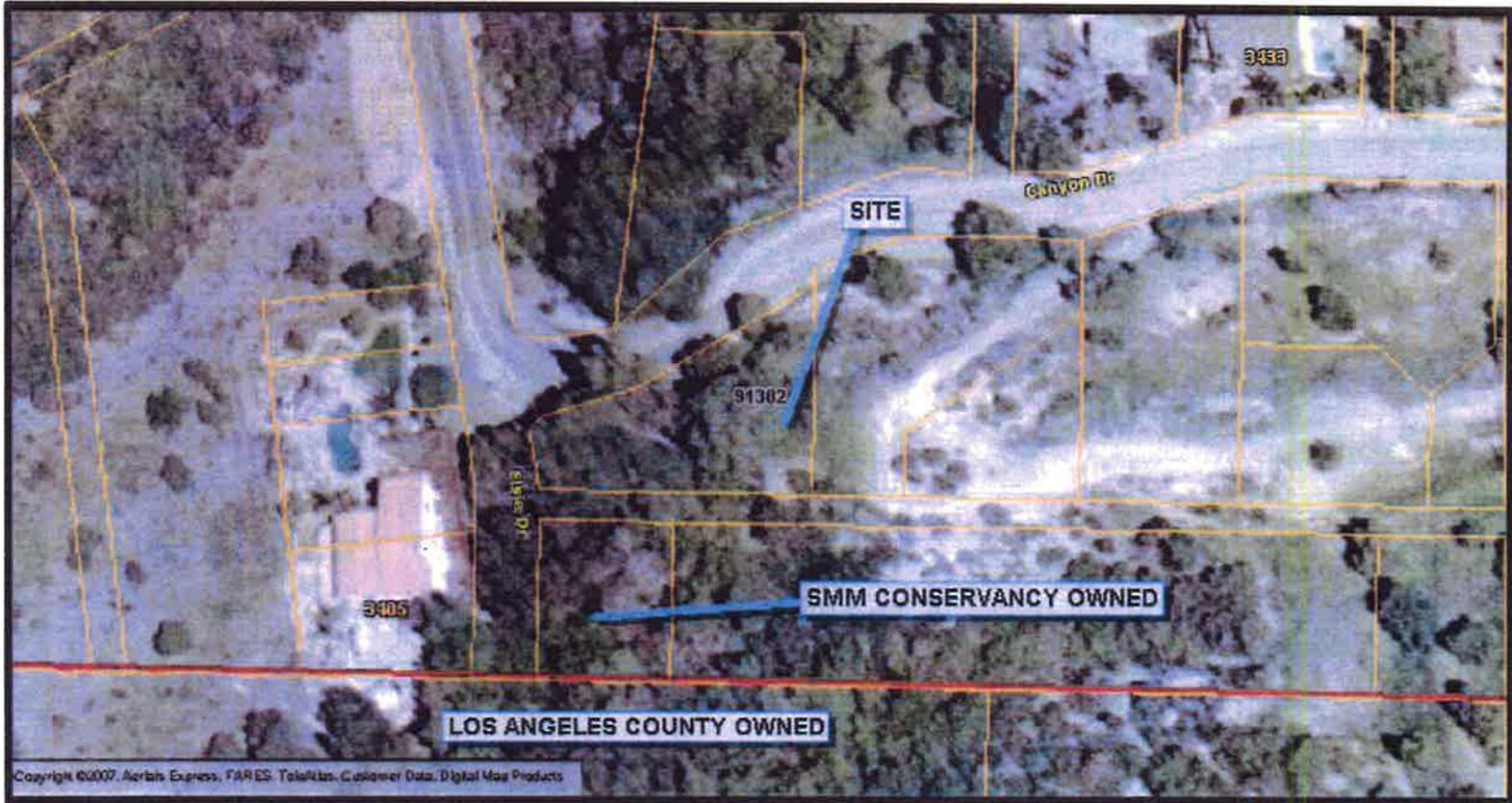


CITY of CALABASAS



150ft
CityGIS 6.0

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**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20___, by and between the Board of Supervisors of Los Angeles County, State of California, and the City of Calabasas of Los Angeles County ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit A attached hereto and made a part hereof, is tax-defaulted and is subject to the Tax Collector's power to sell by said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit A within 14 days after the date this agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit A of this agreement.
4. That if said PURCHASER is a taxing agency, as defined in Revenue and Taxation Code section 121, it will not share in the distribution of the payment required by this Agreement.

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit A is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel.

§§3791, 3791.3, 3793 R&T Code
Revised 11/15

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: _____
CITY OF CALABASAS

(Seal)

By _____

Title

ATTEST: **BOARD OF SUPERVISORS, COUNTY OF LOS ANGELES**

By _____
Executive Officer-Clerk
of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy

(Seal)

This agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of section 3795, the State Controller approves the foregoing agreement this

_____ day of _____, _____.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By: _____
Karen Garcia, Manager
Property Tax Administration & Government Compensation

EXHIBIT A

REAL PROPERTY DESCRIPTION AND PURCHASE PRICE

ITEM	DESCRIPTION
Supervisory District	3RD
Location	CITY OF CALABASAS
Address	VACANT
Assessor's Parcel No.	2072-018-005
Legal Description:	TRACT # 8550 EX OF ST LOT 9 BLK 20
Agreement Number	2761
First Year of Delinquency	1983
Default Year	1984
Purchase Price	\$1,426.00*
Purpose of Acquisition	OPEN SPACE, FUTURE TRAIL PLANNING AND CONSERVATION

*The purchase price will also include the following costs related to the sale: Cost of Notification, Cost of Publication, Cost of Postage, Noticing and Recording Fees, Title Report Fee and State Fee.



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: JULY 18, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: JEFF RUBIN, DIRECTOR OF COMMUNITY SERVICES
JOHN BINGHAM, ADMINISTRATIVE SERVICES MANAGER

SUBJECT: RECOMMENDATION TO REALLOCATE THE DUTIES OF THE RECREATION SERVICES MANAGER; ADOPT RESOLUTION NO. 2016-1522, CREATING THE POSITIONS OF DEPUTY DIRECTOR OF COMMUNITY SERVICES, RECREATION MANAGER AND RECREATION SUPERVISOR; ELIMINATING THE POSITIONS OF RECREATION SERVICES MANAGER, SPECIAL EVENTS COORDINATOR, BUSINESS SERVICES COORDINATOR AND ONE RECREATION COORDINATOR AND APPROVING THE SALARY RANGE FOR SAID POSITIONS

MEETING

DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

That the City Council approve the reallocation of the Recreation Services Manager position's duties and assignments to the following new positions of Deputy Director of Community Services, Recreation Manager and Recreation Supervisor. Additionally, it is recommended that the positions of Recreation Services Manager, Special Events Coordinator, Business Services Coordinator and one Recreation Coordinator be eliminated; and adopt Resolution No. 2016-1522, approving a salary range for said positions.

DISCUSSION/ANALYSIS:

The Recreation Services Manager resigned effective July 15, 2016. The Recreation Services Manager’s main areas of responsibility have been overseeing the operation of the Tennis & Swim Center (T&SC), all park (with the exception of De Anza) operations and maintenance, and the majority of department capital improvement projects.

With the changes as proposed, the following are the new positions and Department reorganization:

- The current Facility Supervisor at De Anza will become the Deputy Director of Community Services
- The current Business Services Coordinator at the T&SC will become the Recreation Manager
- The current Special Events Coordinator will become the Facility Supervisor at De Anza
- The current Recreation Coordinator at the T&SC will become the Recreation Supervisor

The proposed salary ranges for the new positions are as follows:

Deputy Director of Community Services	P152 (\$7,112 - \$8,882)
Recreation Manager	P140 (\$6,312 - \$7,883)
Recreation Supervisor	P129 (\$5,657 - \$7,065)

FISCAL IMPACT/SOURCE OF FUNDING:

The proposed personnel changes will result in an estimated total cost savings of \$112,393.44. A cost savings will be realized in the General Fund of \$14,582.40 and the Tennis & Swim Center Fund will realize a cost savings of \$97,811.04. The following table provides a more detailed accounting of the proposed personnel changes (Salary/Benefits).

Classification	CURRENT				PROPOSED			
	FTE Headcount	General Fund	T&SC	Total	FTE Headcount	General Fund	T&SC	Total
Recreation Services Manager	1.0	\$0.00	\$149,601.47	\$149,601.47	0.0	\$0.00	\$0.00	\$0.00
Business Services Coordinator	1.0	0.00	102,903.96	102,903.96	0.0	0.00	0.00	0.00
Recreation Coordinator	1.0	0.00	94,853.12	94,853.12	0.0	0.00	0.00	0.00
Facility Supervisor	1.0	105,103.34	0.00	105,103.34	1.0	117,058.24	0.00	117,058.24
Special Events Coordinator	1.0	107,951.94	0.00	107,951.94	0.0	0.00	0.00	0.00
Recreation Manager	0.0	0.00	0.00	0.00	1.0	0.00	113,033.26	113,033.26
Recreation Supervisor	0.0	0.00	0.00	0.00	1.0	0.00	101,621.65	101,621.65
Deputy Director of CS	0.0	0.00	0.00	0.00	1.0	81,414.64	34,892.60	116,307.24
TOTAL	5.0	\$213,055.28	\$347,358.55	\$560,413.83	4.0	\$198,472.88	\$249,547.51	\$448,020.39
NET REDUCTION (PER FUND)						\$14,582.40	\$97,811.04	\$112,393.44

Table and Salary/Benefit Information Provided by the CFO

REQUESTED ACTION:

That the City Council approve the reallocation of the Recreation Services Manager position's duties and assignments to the following new positions of Deputy Community Services Director, Recreation Manager and Recreation Supervisor. Additionally, it is recommended that the positions of Recreation Services Manager, Special Events Coordinator, Business Services Coordinator and one Recreation Coordinator be eliminated; and adopt Resolution No. 2016-1522, approving a salary range for said positions.

ATTACHMENT:

Resolution No. 2016-1522

**ITEM 4 ATTACHMENT
RESOLUTION NO. 2016-1522**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING RESOLUTION NO. 2015-1471 BY APPROVING A FULL-TIME DEPUTY DIRECTOR OF COMMUNITY SERVICES, A FULL-TIME RECREATION MANAGER, A FULL-TIME RECREATION SUPERVISOR, AND ELIMINATING THE FULL-TIME RECREATION SERVICES MANAGER, THE FULL-TIME BUSINESS SERVICES COORDINATOR, THE FULL-TIME SPECIAL EVENTS COORDINATOR AND ONE FULL-TIME RECREATION COORDINATOR IN THE COMMUNITY SERVICES DEPARTMENT.

WHEREAS, the City Council desires to retain and attract qualified and high caliber individuals; and

WHEREAS, this Resolution No. 2016-1522 is adopted in order to amend Resolution No. 2015-1471, the existing resolution in place for full-time employees, by approving a full-time Deputy Director of Community Services, a full-time Recreation Manager, a full-time Recreation Supervisor and eliminating the full-time Recreation Services Manager, the full-time Business Services Coordinator, the full-time Special Events Coordinator and one full-time Recreation Coordinator.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALABASAS, AS FOLLOWS:

SECTION 1. Resolution No. 2015-1471 is hereby amended by approving a full-time Deputy Director of Community Services, a full-time Recreation Manager, a full-time Recreation Supervisor and eliminating the full-time Recreation Services Manager, the full-time Business Services Coordinator, the full-time Special Events Coordinator and one full-time Recreation Coordinator:

FULL-TIME EMPLOYEE SALARY RANGES

POSITION	SALARY SCHEDULE NUMBER	NUMBER OF EMPLOYEES BUDGETED IN POSITION
Deputy Director of Community Services	P152	1
Recreation Manager	P140	1
Recreation Supervisor	P129	1
Recreation Services Manager	P152	1 0
Business Services Coordinator	P114	1 0
Special Events Coordinator	P114	1 0
Recreation Coordinator	P114	3 2

SECTION 2. All other provisions of Resolution No. 2015-1471 shall continue in full force and effect and shall apply to the positions of Deputy Director of Community Services, Recreation Manager and Recreation Supervisor.

SECTION 3. To the extent the provisions of Resolution No. 2015-1471, as amended by this Resolution No. 2016-1522, are substantially the same as any other resolution or action of the City Council, the provisions of Resolution No. 2015-1471 as amended hereby, shall be construed as continuations of these other enactments, and not as new enactments.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 10th day of August, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard, City Attorney



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: BENJAMIN K. CHAN P.E., T.E., DEPUTY PUBLIC WORKS DIRECTOR
 ROBERT YALDA P.E., T.E, PUBLIC WORKS DIRECTOR/CITY ENGINEER

SUBJECT: RECOMMENDATION TO ADOPT RESOLUTION NO. 2016-1524, AMENDING RESOLUTION 2015-1476 (2015 CITYWIDE SPEED SURVEY), AUTHORIZING THE UPDATE AND ENFORCEMENT OF THE PROPOSED POSTED SPEED CHANGES, ON MULHOLLAND HIGHWAY.

MEETING DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

The Traffic & Transportation Commission has reviewed the Mulholland Highway Speed Survey and is respectfully submitting this document to the City Council for recommendation of approval. This will ensure adequate and accurate speed enforcement by the Sheriff's Department, while enabling all issued citations to be upheld in a court of law. Therefore, it is recommended that the City Council adopt Resolution No. 2016-1524, amending resolution 2015-1476 (2015 Citywide Speed Survey), authorizing the update and enforcement of the proposed posted speed changes on Mulholland Highway.

BACKGROUND:

A citywide speed survey was presented to the City Council for approval at its September 9, 2015 meeting. No speed change was proposed on Mulholland Highway within the City limits. However, staff has since received requests to reinvestigate the speed limits on two segments of Mulholland Highway. The first

segment is located on Mulholland Highway, between Old Topanga Canyon Road and the City boundary line with City of Los Angeles, and the second segment is located on Mulholland Highway, between the City boundary line with County of Los Angeles, and approximately 1,200 feet south of Mountain Park Drive (See Attachment C for posted speed limits in the City).

In order for an agency to change the existing speed limit, a speed survey, referred to as an Engineering and Traffic Survey (E&TS) in Section 627 of the 2015 State of California Vehicle Code (CVC), must be conducted (See Attachment A for all the CVC codes relating to E&TS). The following excerpt from the CVC defines speed surveys and specifies their purpose and applications.

Engineering and Traffic Survey

CVC Section 627

- (a) "Engineering and Traffic Survey," as used in this code, means a survey of highway and traffic conditions in accordance with methods determined by the Department of Transportation for use by state and local authorities.
- (b) An engineering and traffic survey shall include, among other requirements deemed necessary by the department, consideration of all of the following:
 - (1) Prevailing speeds as determined by traffic engineering measurements.
 - (2) Collision records.
 - (3) Highway, traffic, and roadside conditions not readily apparent to the driver.
- (c) When conducting an engineering and traffic survey, local authorities, in addition to the factors set forth in paragraphs (1) to (3), inclusive, of subdivision (b) may consider all of the following:
 - (1) Residential density, if any of the following conditions exist on the particular portion of highway and the property contiguous thereto, other than a business district:
 - (A) Upon one side of the highway, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures.
 - (B) Upon both sides of the highway, collectively, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 16 or more separate dwelling houses or business structures.
 - (C) The portion of highway is longer than one-quarter of a mile but has the ratio of separate dwelling houses or business structures to the length of the highway described in either subparagraph

(A) or (B).

(2) Pedestrian and bicyclist safety.

The speed survey presented here will serve to update and revise the speed limits on Mulholland Highway, and allow law enforcement to utilize the tools available to them to enforce speed limits.

DISCUSSION:

CVC Section 22357 permits the establishment of speed limits greater than 25 mph on the basis that an ET&S that has a speed greater than 25 miles per hour would facilitate the orderly movement of vehicular traffic and would be reasonable and safe. The local authority may, by ordinance, determine and declare a prima facie speed limit in the range between 30 to 60 miles per hour or a maximum speed limit of 65 miles per hour, whichever is found most appropriate, to facilitate the orderly movement of traffic that is reasonable and safe.

Existing Guidelines for Posting Speed Limits

California State Law requires that the posting of speed limits be based on the 85th percentile of travel speeds for any street. The 85th percentile speed is defined as the speed at which 85% of the traffic is traveling at or below that stated speed. Experience has shown that the 85th percentile speed is characteristic of safe and reliable driving and generally presents a reasonable speed limit.

In general, speed limits are set in increments of 5 mph. Speed limits that are set 10 miles or more below the 85th percentile will tend to make a large number of drivers operate their vehicles at a speed above the set limit.

For practical purposes and to conform to the 5 mph increment, the numerical speed limit is usually at the 5 mph increment directly above or below the 85th percentile speed. This numerical value is a realistic and enforceable speed limit that allows law enforcement agencies to issue citations to reckless and/or unreliable drivers who do not conform to what the majority (85%) of drivers find to be reasonable speed.

The posted speed may be reduced by 5 mph from the nearest 5 mph increment of the 85th-percentile speed, in compliance with CVC Sections 627 and 22358.5. Any adjustments beyond the additional 5 mph reduction are much more difficult to defend and may not be acceptable in the court of law. For cases in which the nearest 5 mph increment of the 85th-percentile speed would require a rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below

the 85th percentile speed, in compliance with CVC Section 21400 (b). Physical conditions such as width, curvature, grade and surface conditions, or any other condition readily apparent to the driver, in the absence of other factors, would not require special downward speed zoning.

The same speed and accident data collected for the 2015 Citywide Speed Survey were used for analyses of these two segments on Mulholland Highway. Based upon the aforementioned guidelines, the following is a brief summary, for the segments on Mulholland Highway, where a change is recommended in the posted speed limit (See Attachment B for speed data):

Mulholland Highway between the City boundary line with County of Los Angeles and approximately 1,200 feet south of Mountain Park Drive.

Existing - 50 mph : Proposed – 45 mph

The findings of the speed survey show that the 85th percentile speed is 48 mph. The nearest five mph increment of the 85th percentile speed would be rounded up to 50 mph. In compliance with CVC Section 21400 (b), the nearest 5 mph increment of the 85th-percentile speed would require a rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below the 85th percentile speed. Therefore it is recommended that the proposed speed limit on Mulholland Highway, between the City boundary line with County of Los Angeles and approximately 1,200 feet south of Mountain Park Drive, be lowered from the current posted speed of 50 mph to 45 mph, which is consistent with the speed limit of Mulholland Highway in the County of Los Angeles.

Mulholland Highway between approximately 1,200 feet south of Mountain Park Drive and Old Topanga Canyon Road. Existing - 45 mph : No change

The findings of the speed survey show that the 85th percentile speed is 48 mph. The nearest five mph increment of the 85th percentile speed would be rounded up to 50 mph. In compliance with CVC Section 21400 (b), the nearest 5 mph increment of the 85th-percentile speed would require a rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below the 85th percentile speed. Therefore it is recommended that the proposed speed limit on Mulholland Highway between approximately 1,200 feet south of Mountain Park Drive and Old Topanga Canyon Road remain unchanged.

Mulholland Highway between Old Topanga Canyon Road and the City boundary line with City of Los Angeles. Existing - 45 mph : Proposed 40 mph

The findings of the speed survey show that the 85th percentile speed is 46 mph. The nearest five mph increment of the 85th percentile speed would be rounded down to 45 mph. Taking into consideration the presence of two uncontrolled crossings, schools and bike lanes, it is recommended that the proposed speed limit on Mulholland Highway between Old Topanga Canyon Road and the City boundary

line with City of Los Angeles be lowered to 40 mph from the current posted speed of 45 mph.

To alert motorists of the speed limit change, staff will attach yellow warning flags to the newly posted signs. Additionally, staff will attach the speed signs below the existing speed feedback signs on Mulholland Highway displaying speeds of oncoming motorists whose vehicles are operating at 40 mph or above. Motorists will then realize their actual speeds in comparison to the posted speed.

FISCAL IMPACT/SOURCE OF FUNDING

The budget for traffic sign maintenance and replacement is included within the Public Works Department's operating budget.

REQUESTED ACTION:

Recommend that the City Council adopt Resolution No. 2016-1524, amending resolution 2015-1476 (2015 Citywide Speed Survey), authorizing the update and enforcement of the proposed posted speed changes on Mulholland Highway.

ATTACHMENTS:

Attachment A: Resolution No. 2016-1524

Attachment B: 2016 Mulholland Hwy Speed Survey Summary

Attachment C: Color-Keyed Map of Speed Limits

**ITEM 5 ATTACHMENT A
RESOLUTION NO. 2016-1524**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CALABASAS, CALIFORNIA, AMENDING RESOLUTION
2015-1476, AUTHORIZING THE UPDATE AND
ENFORCEMENT OF THE PROPOSED POSTED SPEED
CHANGES ON MULHOLLAND HIGHWAY.**

WHEREAS, the City of Calabasas is authorized to use radar enforcement of speed limits on local streets pursuant to prima facie speed limits specified in the California Vehicle Code and on other streets if the speed limits established by the City are consistent with the results of an engineering and traffic survey conducted according to standards set forth in Section 627 of the California Vehicle Code; and

WHEREAS, an engineering and traffic survey meeting the requirements of the California Vehicle Code was completed on July, 2016; and

WHEREAS, Section 21351 of the California Vehicle Code authorizes the City to place and maintain or cause to be placed and maintained, such appropriate signs, signals, or other traffic control devices as may be necessary to properly indicate and carry out provisions of the Vehicle Code or local traffic ordinances or to warn or guide traffic.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALABASAS AS FOLLOWS:

SECTION 1. The City Council of the City of Calabasas hereby amends Resolution 2015-1476, authorizing the update and enforcement of the proposed speed changes on Mulholland Highway.

SECTION 2. Pursuant to Section 22358 of the California Vehicle Code, the following speed limits are hereby established:

- 1] 40 M.P.H. Prima Facie Speed Limit. Upon the streets designated in this section, a prima facie speed limit of 40 miles per hour is hereby declared to be reasonable and appropriate to facilitate the orderly movement of traffic.

Mulholland Highway between Old Topanga Canyon Road and City of Los Angeles Boundary Line.

- 2] 45 M.P.H. Prima Facie Speed Limit. Upon the streets designated in this section, a prima facie speed limit of 45 miles per hour is hereby declared to be reasonable and appropriate to facilitate the orderly movement of traffic.

Mulholland Highway between Los Angeles County Boundary Line & Old Topanga Canyon Road.

SECTION 3. The City Manager is hereby directed to install appropriate signing to establish and or maintain these speed limit regulations.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 10th day of August, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC, City Clerk

APPROVED AS TO FORM:

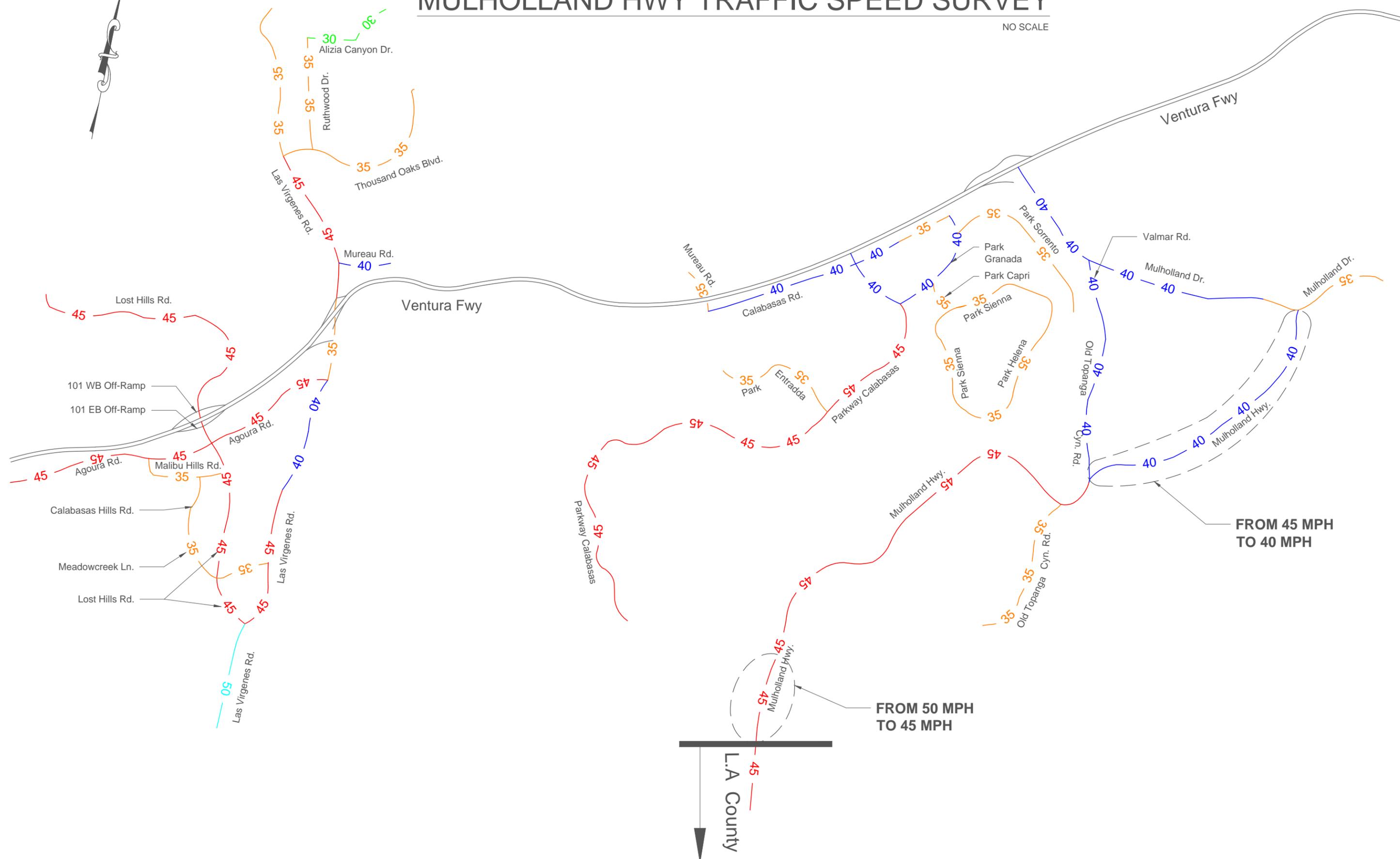
Scott H. Howard, City Attorney

**ITEM 5
ATTACHMENT B**

Citywide Speed Survey								Date: 7/28/2016		
#	Location	Type	Date	Direction	50 th %	85 th %	10 MPH Pace	Ex Limit	Change	New Limit
1	Mulholland Hwy between County Boundary Line & 1,200 feet south of Mountain Park Dr.	Arterial	5/25/2015	North/South	44	48	41-50	50	Yes	45
2	Mulholland Hwy between 1,200 feet south of Mountain Park Dr and Old Topanga Cyn Rd	Arterial	5/26/2015	North/South	43	48	39-48	45	No	-
3	Mulholland Hwy between Old Topanga Cyn Rd and City of Los Angeles Boundary Line	Arterial	5/26/2015	East/West	41	46	35-44	45	Yes	40

MULHOLLAND HWY TRAFFIC SPEED SURVEY

NO SCALE



FROM 45 MPH TO 40 MPH

FROM 50 MPH TO 45 MPH

L.A. County



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:  ROBERT YALDA, P.E., T.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER
BENJAMIN CHAN, P.E., T.E., DEPUTY PUBLIC WORKS DIRECTOR**

SUBJECT: RECOMMENDATION TO INCREASE CONTINGENCY AMOUNT FROM \$318,924 TO \$574,063 FOR THE MULHOLLAND SCENIC CORRIDOR PHASE III PROJECT, SPECIFICATION NO. 14-15-06, TO C.A RASMUSSEN, INC.

MEETING DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

Staff recommends that City Council increase the contingency amount for the Mulholland Scenic Corridor Phase III Project, Specification No. 14-15-06, from \$318,924 (10% of the contract value) to \$574,063, (18% of the contract value) to C.A Rasmussen Inc.. The increase request is to cover expenses related to unanticipated conditions discovered during construction.

Staff is recommending total appropriations of \$3,763,303.00 to cover total costs associated with this project.

DISCUSSION/ANALYSIS:

The Calabasas' Mulholland Hwy. Phase III project is primarily a safety and active transportation capacity enhancement project with the following specific pedestrians and cyclists improvement features:

- 1] School drop off/pick up area areas will be better protected and provide more maneuvering room;
- 2] Vehicular speeds will be reduced through various traffic calming features;
- 3] Active transportation modes will be improved with the elimination of a pedestrian gap closures and enhanced bicycle facilities;
- 4] New retaining walls will help stabilize the hillside in the project's vicinity; and,
- 5] All modifications will be consistent and retain the corridor's emergency route elements.

Bids for these projects were received on April 20, 2015. The award decision was based on the lowest responsible and responsive bidder. The lowest bidder was C.A. Rasmussen Inc. in the amount of \$3,189,241.00.

The City Council approved the total appropriations of \$3,508,165.00 to cover costs associated with this project at its April 29th, 2016 meeting. The amount includes a 10% contingency in the amount of \$318,924.

During construction, unanticipated conditions were discovered that required changes in the scope of work by the contractor. Some of the major changes are:

Storm-water bio-filtration unit

The bio-filter system originally designed for the project was inadequate to treat the stormwater runoff based on the latest requirements. The system treats low-flow stormwater runoff, which would meaningfully improve the water quality of the stormwater, before piping it into the storm drainage system. The upgraded system was substantially larger in size that could fit into the existing stormdrain system. Major modification work was done to the existing utilities at that location.

Removal of an Existing Oil Line

It was discovered that an oil line, to be removed as part of the contract, contained asbestos and other hazardous compounds. Removal of the pipe line required regulated containment of the material and disposal pursuant to the State and Federal laws.

Replace unsuitable pavement section

Sections of Mulholland Hwy between Paul Revere Dr and Freedom Dr were found to be unsuitable for traffic loads, requiring the need to do a full section restoration as opposed to using the existing paving as a base.

Catch basin and storm drain in Los Angeles at Mulholland Hwy and Mulholland Dr.

Due to changes in topography and width of the roadway as part of the project, existing catch basin and storm drain connection required extensive modifications to handle the storwater runoff.

Upon discovering the unanticipated conditions aforementioned, staff requested the LA Metro for additional funding to cover expenses for additional work. LA Metro staff reviewed staff's request and agreed with staff assessment that additional work was justified.

All the work associated with the project has been completed. The project is currently under landscaped maintenance period to August 30, 2016.

A fully executed agreement from LA Metro granting additional funding to cover for unanticipated expenses is attached (Attachment A).

FISCAL IMPACT/SOURCE OF FUNDING:

Account No. 40-339-6503-19 will be used to track all costs associated with the Project Specification No.14-15-06. All requested funds should be appropriated to these accounts and adjust the budget accordingly.

REQUESTED ACTION:

Staff recommends that City Council increase the contingency amount for the Mulholland Scenic Corridor Phase III Project, Specification No. 14-15-06, from \$318,924 (10% of the contract value) to \$574,063 (18% of the contract value) to C.A Rasmussen Inc. The increase request is to cover expenses related to unanticipated conditions discovered during construction.

Staff is recommending total appropriations of \$3,763,303.00 to cover total costs associated with this project.

ATTACHMENTS:

Attachment A: Los Angeles Metro Executed Agreement

FTIP#: LA0G607
Subregion ID: LVMCOG

Project# MR311.07
Funding Agreement# MOU.MR311.07 A-3

**AMENDMENT No. 2 TO MEASURE R PROGRAM
AMENDED AND RESTATED FUNDING AGREEMENT**

This Amendment No. 2 to Amended and Restated Funding Agreement (this "Amendment"), is dated as April 04, 2016, by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and the City of Calabasas ("Grantee").

RECITALS:

- A. Grantee and LACMTA entered into that certain Funding Agreement No. MOU.MR311.07, dated July 5, 2010, which was amended and restated by that certain Amended and Restated Funding Agreement dated December 01, 2014, which was amended by Amendment Number 1 dated September 31, 2015 (as amended, the "Existing FA"), which Existing FA provides for the Mulholland Highway Scenic Corridor Completion (the "Project"); and
- B. WHEREAS, the Grantee desires to increase the Project's budget of Measure R by \$589,800 from \$3,800,000 to \$4,389,800. This amount is within the Board authorized increase to the budget for the Project for the total new Project budget of \$4,389,800 which was approved by the LACMTA Board on December 3, 2015; and
- C. WHEREAS, the Funds are currently programmed for the Project as \$250,000 in Measure R Funds in FY 2009-10, \$2,000,000 in Measure R Funds in FY 2013-14 and \$2,139,800 in Measure R Funds in FY 2015-16. The total designated for the Project is \$4,389,800; and
- D. WHEREAS, the parties desire to delete Attachments A-2, B1-2, C-2 and E-2 and all references thereto and replace with Attachments A-3, B1-3, C-3 and E-3; and
- E. WHEREAS, Grantee and LACMTA desire to amend the Existing FA as provided herein.

TERMS OF THE FUNDING AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part I, Paragraph 2.2 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "To the extent the Measure R Funds are available; LACMTA shall make to Grantee a grant of the Measure R Funds in amount of \$4,389,800 (the "Funds") for the Project. LACMTA Board of Directors actions of March 25, 2010, October 23, 2014, May 28, 2015 and December 3, 2015 granted the Measure R Funds for the Project. The Funds are programmed for Fiscal Years (FYs) 2009-10, 2013-14 and 2015-16."

2. Part I, Paragraph 11 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following:

LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Ayokunle Ogunrinde, MS: 99-22-9
OgunrindeA@metro.net
(213) 922-8830

3. Part II, Paragraph 3 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following:

INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Monthly Progress Report or the Quarterly Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment, the LACMTA pre-approved Monthly Progress Report or Quarterly Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Account Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)

or

mail to:

Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296

All invoice material must contain the following information:

Re: LACMTA Project ID# MR311.07 and FA# MOU.MR311.07 A-3
LACMTA Project Manager: Ayokunle Ogunrinde, MS: 99-22-9

4. Part II, Paragraph 6.1 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following:

GRANTEE shall submit the draft of Monthly Progress Report (Attachment D-1) within seven (7) days from the last day of each month, if required, and submit the draft of Quarterly Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May and August to the LACMTA Project Manager for review and pre-approval of the applicable report and invoice. LACMTA shall review and respond in writing to the draft Monthly Progress and Quarterly Expenditure Reports within five (5) business days from receipt. Grantee shall submit the LACMTA pre-approved Monthly Progress Report and Quarterly Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Monthly Progress and the Quarterly Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Monthly Progress and Quarterly Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds \$500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation.

5. **Attachment A-2 - Project Funding** of the Existing FA is hereby deleted in its entirety and replaced with Attachment A-3.

6. **Attachment B1-2 - Expenditure Plan – Cost & Cash Flow Budget** of the Existing FA is hereby deleted in its entirety and replacing it with Attachment B1-3.

7. **Attachment C-2 – Scope of Work** of the Existing FA is hereby deleted in its entirety and replaced with Attachment C-3.

8. **Attachment E-2 – TIP Sheet** of the Existing FA is hereby deleted in its entirety and replacing it with Attachment E-3.

9. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties

FTIP#: LA0G607
Subregion ID: LVMCOG

Project# MR311.07
Funding Agreement# MOU.MR311.07 A-3

under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

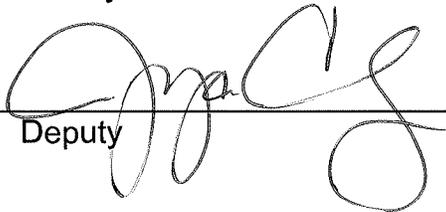
IN WITNESS WHEREOF, the parties have caused this **Amendment No. 2** to be duly executed and delivered as of the above date.

LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY

By:  Date: 07/06/16
Phillip A. Washington
Chief Executive Officer

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By:  Date: 6/3/16
Deputy

GRANTEE:
CITY OF CALABASAS

By:  Date: 6/23/16
Anthony Coroalles
City Manager

APPROVED AS TO FORM:

By:  Date: 6-22-16
Scott Howard
City Attorney

ATTACHMENT A-3 -PROJECT FUNDING

Measure R Program - Funding Agreement Projects - FA# MOU.MR311.07A-3
 Project Title: Mulholland Scenic Corridor Completion Project#: MR311.07

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	FY2009-10	FY2010-11	FY2011-12	FY2012-13	FY2013-14	FY2014-15	FY2015-16	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING									
MEASURE R FUNDS	\$250,000				\$2,000,000		\$2,139,800	\$4,389,800	100.0%
SUBTOTAL	\$250,000	\$0	\$0	\$0	\$2,000,000	\$0	\$2,139,800	\$ 4,389,800	
CFP FUNDS								\$0	0%
LACMTA SUBTOTAL	\$250,000	\$0	\$0	\$0	\$2,000,000	\$0	\$2,139,800	\$ 4,389,800	100.0%
OTHER SOURCES OF FUNDING:									
LOCAL:								\$0	0%
STATE:								\$0	0%
FEDERAL:								\$0	0%
PRIVATE OR OTHER:								\$0	0%
OTHER FUNDING SUBTOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
TOTAL PROJECT FUNDS	\$250,000	\$0	\$0	\$0	\$2,000,000	\$0	\$2,139,800	\$4,389,800	100.0%

ATTACHMENT B1-3 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure R Program - Funding Agreement Projects - FA # MOU.MR311.07A-3

Project Title: Mulholland Highway Scenic Corridor Completion Project#: MR311.07

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY 2014-15 Qtr 1	FY 2014-15 Qtr 2	FY 2014-15 Qtr 3	FY 2014-15 Qtr 4	FY 2015-16 Qtr 1	FY 2015-16 Qtr 2	FY 2015-16 Qtr 3	FY 2015-16 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:										
MEASURE R FUNDS:										
PAED	\$25,000	\$2,500	\$2,500							\$30,000
PS&E	\$225,000	\$5,000	\$10,000	\$5,000	\$5,000					\$250,000
RW Support			\$35,000							\$35,000
RW Capital			\$15,000							\$15,000
Const. Support					\$5,000	\$70,000	\$70,000	\$70,000	\$34,800	\$249,800
Construction						\$500,000	\$975,000	\$1,900,000	\$435,000	\$3,810,000
Total MEASURE R	\$250,000	\$7,500	\$62,500	\$5,000	\$10,000	\$570,000	\$1,045,000	\$1,970,000	\$469,800	\$4,389,800
PROP C 25%										
Total PROP C 25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUM PROG LACMTA FUNDS:	\$250,000	\$7,500	\$62,500	\$5,000	\$10,000	\$570,000	\$1,045,000	\$1,970,000	\$469,800	\$4,389,800
OTHER NON LACMTA FUNDING:										
LOCAL: ?										
Total LOCAL%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STATE: ?										
Total STATE%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FEDERAL: ?										
Total FEDERAL%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRIVATE: ?										
Total PRIVATE%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUM NON-LACMTA FUNDS :	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUMMARY OF ALL FUNDS										
PAED	\$25,000	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
PS&E	\$225,000	\$5,000	\$10,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$250,000
RW Support	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
RW Capital	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Const. Support	\$0	\$0	\$0	\$0	\$5,000	\$70,000	\$70,000	\$70,000	\$34,800	\$249,800
Construction	\$0	\$0	\$0	\$0	\$0	\$500,000	\$975,000	\$1,900,000	\$435,000	\$3,810,000
TOTAL MILESTONES	\$250,000	\$7,500	\$62,500	\$5,000	\$10,000	\$570,000	\$1,045,000	\$1,970,000	\$469,800	\$4,389,800
SUM PROG LACMTA FUNDS	\$250,000	\$7,500	\$62,500	\$5,000	\$10,000	\$570,000	\$1,045,000	\$1,970,000	\$469,800	\$4,389,800
SUM NON-LACMTA FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROJECT FUNDING	\$250,000	\$7,500	\$62,500	\$5,000	\$10,000	\$570,000	\$1,045,000	\$1,970,000	\$469,800	\$4,389,800

ATTACHMENT C-3 SCOPE OF WORK

MULHOLLAND HIGHWAY SCENIC CORRIDOR COMPLETION

Project Limits: Mulholland Highway, between Mulholland Drive and Paul Revere Drive and between Declaration Avenue and Calabasas High School.

Nexus of Operational Improvements to US101: Mulholland Highway is identified in the Calabasas 2030 General Plan Update as an arterial road. The Mulholland Highway Master Plan was developed to identify corridor and community issues and provide direction to help the City improve traffic operations and landscaping along the Mulholland Highway Scenic Corridor. The Los Angeles County Fire Department designates Mulholland Highway an emergency route as part of the Santa Monica Mountains evacuation plan. It is the only other east/west connector besides the US101 and Calabasas Road/Mureau Road corridor, if conditions require the closure of the US101. This project will improve traffic operations between project limits, provide safer and more secure roadway alignment, improve access to the communities and businesses along the roadway, provide intersection safety improvements, enhance pedestrian and bicycle facilities throughout the corridor, and create consistent landscaping throughout the corridor.

BUDGET:

COMPONENT	AMOUNT
Preparation of PS&E	\$ 250,000
Preparation of IS/MND	\$ 30,000
Right of Way support	\$ 35,000
Right of Way Capital	\$ 15,000
Construction Support	\$ 249,800
<u>Construction Capital</u>	<u>\$3,810,000</u>
Total Budget	\$4,389,800

SCOPE:

The Project consists of implementing safety features for all modes of travel along the corridor, continuing and completing the previous corridor improvements including landscaped medians and shoulders, and providing improved ingress/egress to residential communities and adjacent businesses. The project will also provide continuous bicycle and pedestrian facilities throughout the corridor that will eliminate gaps in the current network- an important improvement since many local schools are located on either side of the project limits. Specifically, intersection enhancements will include improved pedestrian crossings and protected turn lanes where

warranted. Additionally, landscaping improvements will tie the entire corridor together with the surrounding area. The archaeological impacts during the excavation and grading for the retaining wall will be addressed and monitored during the design and construction phases of the project. Finally, this project will coordinate improvements to the terminus of Mulholland Highway in the City of Los Angeles at Mulholland Drive.

I. Preparation of Plans, Specifications and Estimates

Preliminary Design

Engineering design consultant(s) to perform the following tasks:

Richard Wilhelm

Kimley-Horn and Associates

1. Account for field visits of the Project Area to identify design issues. Record existing site conditions in photographs and/or video.
2. Read, review and understand all aspects and goals of the Calabasas 2030 General Plan Update Circulation Element, as well as the Mulholland Highway Master Plan as these plans guide and direct the widening and ultimate build-out of Mulholland Highway.
3. Provide a complete survey of the Project Area, establishing horizontal and vertical control for the Project. Mapping shall include topographic features within 50 feet of Project Area.
4. Aerial topographic data from the Mulholland Highway Master Plan prepared in 2004 will also be utilized.
5. Identify and coordinate with all utilities in the Project Area to facilitate the final design of the Project.
6. Conduct geotechnical investigations of Mulholland Highway, between Mulholland Drive and Paul Revere Drive.
7. Identify right-of-way acquisitions, and/or vacations to provide for the landscaping and beautification of Mulholland Highway.
8. Identify street pavement structural sections for Project Area.
9. Prepare street improvement plans including retaining walls on the south side.
10. Prepare and provide CAD drawings of the proposed alignment, which shall include vertical and horizontal alignment, and improvements. Right-of-way acquisitions and/or vacations shall be clearly identified.
11. Prepare and submit an Engineer's construction cost estimate for all recommended improvements identified.
12. Conceptual layout for both traffic signal and roundabout design options at Freedom Drive are included with this task.
13. Specifications: prepare project technical specifications. The specifications will be prepared in the format of project-specific modifications, as appropriate by construction item, to the Standard Specifications for Public Works Construction (Greenbook – 2012).

14. Opinion of Probable Construction Costs: An Opinion of Probable Construction Cost (OPCC) will be provided based on the 30% construction documents.
15. Los Angeles City B-Permit - prepare Los Angeles City B-Permit plans and coordination for improvement in their ROW.
16. Storm-drain coordination and permitting with Los Angeles County Flood Control District.

City to perform the following tasks:

1. Coordinate with Southern California Edison for power pole relocation
2. Conduct the required technical analysis for the Project.
3. Prepare, following completion of appropriate technical analysis, an Administrative Draft IS, consistent with CEQA Guidelines Appendix G.
4. Coordinate and prepare permit applications/notifications for the Project as applicable.
5. Prepare a final Oak Tree report and map.

Landscape Design

Consultant to perform the following tasks:

James Dean Landscape Architect

1. Review Master Plan and project needs.
2. Site visit and analysis of soils and aesthetics.
3. Research.
4. Attend four (4) City meetings.
5. Coordination with City Engineer on project needs and timelines.
6. Development of Plant Palette, using guidelines from Master Plan.
7. Preliminary Planting and Irrigation design.
8. Colored site plan.
9. Plant Image Board.
10. Full set of Landscape plans, including: Title Sheet; Planting Plan; Planting Details; Irrigation Plan; Irrigation Details; Specifications.
11. Six (6) onsite construction observations will be included. Visits should coincide with critical events during construction.
12. As-Built Plans: A complete landscape set of as-built plans will be provided at the completion of the job.

Archaeological Review

Consultant to perform the following tasks:

Brian F. Smith and Associates, Inc.

1. Review previous study and perform record search for all available information regarding site CA-LAN-246, including data provided in records searches.
2. Perform Field Testing program of 10-15 shovel test pit excavations to determine if any cultural deposits or features associated with site CA-LAN-246 exist or may be impacted by the road improvement project. Shovel tests will be hand excavated in decimeter levels by qualified archaeologists and excavated to a minimum of 50 centimeters or until a culturally sterile soil horizon has been achieved. All soils excavated will be screened through one-eighth-inch mesh to recover cultural materials. Following the completion of each shovel test excavation, the shovel test will be backfilled.
3. All field excavations will include participation by a Native American representative who will monitor the archaeological work.
4. In the event that human remains are discovered, appropriate steps will be implemented to notify the Coroner and the Native American Heritage Commission (NAHC), as required by State law. The NAHC will determine the Most Likely Descendent (MLD), which may or may not be the person or group providing the Native American Monitoring for the project.
5. All artifacts recovered from the shovel test excavations will be returned to a laboratory for cleaning, cataloging, and analysis. The laboratory analysis of recovered artifacts will follow standard archaeological protocol for this level of study in order to achieve the necessary determination of significance in accordance with CEQA criteria.
6. All cultural materials recovered from this process will eventually be curated at an appropriate facility approved by the City of Calabasas.
7. Prepare a brief report to discuss the results of the testing program. In the event that cultural deposits are identified, additional work will be needed to determine if these deposits are significant and to delineate areas where the road improvement project will impact significant deposits. If additional work is required, the brief report will outline the scope of the Phase II Intensive Excavation Program.

In-Road Flashing Crosswalk Design

Consultant to perform the following tasks:

NextTech Systems

1. Design the in-road flashing crosswalk at Mulholland Highway and Freedom Drive.
2. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Signing & Striping Plans; Cross Sections.
3. Submittal of plan set shall be delivered 100%; complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.

4. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates).

Final Design

Consultant to perform the following tasks:

Kimley-Horn and Associates

1. Design the ultimate alignment of Mulholland Highway with roadway improvements.
2. Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction Notes, Horizontal Control, Typical Sections and Details, Plan and Profile, Details, Grading, Drainage & Utility Plans; Potential disabled access and utility conflicts; Signing & Striping Plans; Planting Plans; Irrigation Plans; Horizontal Control Plans; Grading & Drainage/Roadway Plans; Retaining Wall Plans; Erosion Control Plans; Cross Sections; Street Lighting Plans; and Photometric Plans, Median/Landscaping Plans.
3. Submittal of plan set shall be delivered at 60%, 90% and 100%; complete and final (five (5) sets per submittal). When project is complete, the Consultant shall provide AutoCAD files for all plan sheets.
4. Prepare construction specifications consistent with City format (SSPWC "Greenbook" APWA, current edition with updates).
5. Submittal of specifications shall be delivered to the City at 90% complete and final. When Project is complete, the Consultant shall provide a digital file of specification package in Microsoft Word format for Windows.
6. Prepare an engineer's construction cost estimate based on the itemized quantity take-off from the contract documents.
7. Submittal of the engineer's construction cost estimate shall be delivered to the City at 90% complete and final in a spreadsheet format.

Mark IV

8. Plan checking construction plans and specifications.

KOA Corporation (KOA)

9. Plan checking construction plans related to traffic

Prepare civil roadway plans for the required improvements, consistent with City format. At a minimum, the plan set shall include Title Sheet, Site Plan, General Construction

II. Preparation of the IS/MND

Consultant to perform the following tasks:

Stetler & McHugh EHS Consulting LLC

1. Initial meeting with City Staff to review the project details and to obtain any and all documents and plans related to the project.
2. Clarification of any City-specific procedure(s) and format in regards to preparation of the IS/MND.
3. Initial site visit to be performed.
4. Prepare Administrative Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the CEQA Guidelines and any City-specific procedure(s) and study format requirements.
5. If deemed appropriate under the CEQA Guidelines, will prepare a Negative Declaration or Mitigated Negative Declaration for the project in accordance with the CEQA Guidelines and any City-specific procedure(s) and study format requirements.
6. Provide the City with three hard copies of the Administrative IS/MND, as well as the digital version, for the City's review.
7. Incorporate revisions to the Administrative IS/MND, as appropriate and under the direction of City staff, and transmit to City for final approval prior to publication.
8. Provide City with 20 hardcopies and one digital copy of IS/MND for distribution to the public and outside agencies and the State Clearinghouse.
9. Respond to Comments, Mitigation Monitoring and Reporting Program (MMRP), and Preparation of the Final MND after 30-day public comment period. Prepare a written response to each comment received, for review by City staff.
10. Provide the City with fifteen (15) hard copies of the Final MND, as well as a digital version of the Final MND.
11. Attend and present at up to two (2) public hearings to provide answers to any questions and/or make any oral presentation as requested by the City.
12. Prepare a limited noise impact study to be included as part of the IS-MND, including: 24-hour measurements at a minimum of two locations; 15-minutes readings at a minimum of 5 sites during observed peak noise periods; Estimation of construction activity noise impacts relative to observed baseline; Identification of required mitigation, if any, to meet CEQA significance thresholds; and Documentation of findings in a limited noise technical report.
13. Prepare a limited traffic impact study to be included as part of the IS-MND, including: Traffic volumes for the project area roadways and intersections; Identifying peak hour turning movement count, Calculating average daily traffic volumes and peak hour levels of service forecasts for the existing and proposed roadway corridor; Identifying potential construction impacts; and Identifying required mitigation, if any to meet CEQA significance thresholds..

Brian F Smith and Associates

1. Initial meeting with City Staff to review the project details and to obtain any all documents and plans related to the project.
2. Confirm a field survey conducted by Garcia and Associates (November 2013) if cultural deposits associated with site CA-LAN-246 are located within the Area of Potential Effect (APE) represented by the road improvement.
3. BFSA will study all available information regarding site CA-LAN-246, including the data provided in the records searches.
4. Conduct an analysis of the potential impacts to the prehistoric site CA-LAN-246 that is bisected by the alignment of Mulholland Highway in the City of Calabasas.
5. Survey to focus on the question of whether or not cultural deposits are present within the Area of Potential Effect.
6. A total of 10 to 15 shovel tests are recommended as an adequate sampling of the subsurface areas along the project alignment. All shovel tests will be hand excavated in decimeter levels by qualified archaeologists. Shovel tests will be excavated to a minimum of 50 centimeters or until a culturally sterile soil horizon has been achieved. All soils excavated will be screened through one-eighth-inch mesh to recover cultural materials. All field excavations will include participation by a Native American representative who will monitor the archaeological work.
7. All artifacts recovered from the shovel test excavations will be returned to the laboratory at BFSA for cleaning, cataloging, and analysis. The laboratory analysis of recovered artifacts will follow the standard archaeological protocol for this level of study in order to achieve the necessary determination of significance in accordance with CEQA criteria.
8. BFSA will prepare a brief report to discuss the results of the Phase I testing program. In the event that cultural deposits are identified, additional work will be needed to determine if these deposits are-significant and to delineate areas where the road improvement project will impact significant deposits.
9. Provide the City with three hard copies of the study.

III. Right of Support and Right of Way Capital

The budget includes Right of Way Support and Right of Way Capital costs.

Consultant to perform the following tasks:

Kimley-Horn and Associates

1. Prepare and provide exhibits, plats and legal descriptions for the properties requiring permanent easement and temporary construction easement and/or rights-of-entry.

City to perform the following tasks:

1. Order title reports/litigation guarantees.
2. Shall choose an Appraiser to prepare and provide appraisal of properties requiring right of way activities.
3. Authorize appraisals and improvements pertaining to properties.
4. Notify and meet with property owners of appraisals and detailed improvements to their properties.
5. Set just compensation.
6. Present written offer letters and appraisal summaries to property owners.
7. Conduct negotiations to settlement.

IV. Construction Support

City expects to provide overall management of the project, procure consultants for material testing, inspection and construction management and let a low bid contract for construction and to perform the following tasks

1. Conduct a "Ground Breaking" ceremony for the Project.
2. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.
3. Contract with a Contractor for construction services.
4. Review and approve construction staging plans.
5. Conduct a "Ribbon Cutting" ceremony at the completion of the Project.

Consultants/ to perform the following tasks:

Marc Seferian Associates (MFS).

1. Assist the City in reviewing project tasks to ensure that the contractor is constructing per design intention, coordination with utility companies, and participation in construction meetings;
2. Review contractor's partial payment requests and review and process RFI's.

KOA Corporation (KOA)

1. Assist the City in providing project and construction management, coordination with utility companies, and participation in construction meetings;
2. Review contractor's partial payment requests, review and process RFIs, review and approve construction staging.

Jordan, Gilbert and Bain Landscape Architects

1. Landscape field observations and inspections; observation of the progress and quality of work for projects conform to the plans and specifications for landscape and irrigation portion; prepare and submit written reports for field observations and inspection; meetings and coordination with outside agencies and/or project contractors.

Twining

1. Material testing and special inspection services.

Siemens

1. Signal timing and related services.

Kimley-Horn and Associates

1. Construction phase surveying services;
2. Construction phase engineering services.
3. The Design Consultant shall meet as needed with the City to accomplish Project tasks as outlined. Meetings expected between the Consultant and the City, shall include, but not be limited to: Pre-construction Meeting, progress meetings and preparation of response to RFIs.

Brian F Smith and Associates

1. Archaeology monitoring on the hillside for retaining wall construction per IS/MND requirements

Wall Staining Company

1. Staining concrete retaining wall to protect the surface of the wall from weathering and staining.

Landscaped Fences and Pavers

1. Installing timbercrete and pavers in the landscaped area.

SCHEDULE/MILESTONES:

<u>Milestone</u>	<u>Estimated Finish Date</u>
(a) Award Design Contract	February, 2012
(b) Notice to Proceed to Consultant	March, 2012
(c) Begin Design	May, 2012
(d) Survey Work, Site Visits and data gathering	May, 2012
(e) Geotechnical Investigations	May, 2012
(f) Prelim Design, Summary Letter Report	June, 2012
(g) Preparation of 30% P, S & E	September, 2012
(h) Preparation of 60% P, S & E	May, 2013
(i) Right-of-Way Acquisition, TCE's, slope	November, 2014
(j) Environmental Analysis (technical studies and IS/MND)	May, 2014
(k) Preparation of 90% P, S & E	December, 2014
(l) Final P, S & E	March, 2015
(m) Public Bid for Construction	April, 2015
(n) Begin Construction	June, 2015
(o) End Construction	June, 2016

**Los Angeles Metropolitan Transportation Authority
2015 Federal Transportation Improvement Program (\$000)**

TRIP ID: **LA06607** Implementing Agency: **Calabasas** City of

Project Description: Mulholland Highway Operational Improvement - The project will create consistency by establishing 2 lanes and a center divider (Currently the road varies between 2, 3, and 4 lanes throughout the project area). Project includes right turn pockets - 4 for a total of 560 feet. This project benefits the region through improving traffic flow and circulation; this corridor is part of the LVM CoG Emergency Management Corridor and is also a nationally renowned corridor.

SCAG RTP Project #: 1AL04
Study: N/A Is Model: YES Model #:
PM: Marc Seferian - (818) 224-1688
Email: mseferian@cityofcalabasas.com
LS: N LS GROUP#:
Conformity Category: NON-EXEMPT

System :Local Hwy Route : Postmile: Distance: Phase: Construction/Project Implementation begins Completion Date 06/30/2016

Lane # Extd: 3 Lane # Prop: 2 Imprv Desc: Reduction of vehicular conflicts, bulb outs for pedestrian safety, sight line improvements, improved turning movements Toll Rate: Toll Colc Loc: Toll Method: Hov acs eg loc: Air Basin: SCAB Envir Doc: CATEGORICALLY EXEMPT - 12/31/2010

Program Code: CAX77 - ROAD DIET - ELIMINATING TRAVEL LANES Stop Loc:

	PHASE	PRIOR	14/15	15/16	16/17	17/18	18/19	19/20	BEYOND	PROG TOTAL
	PE									
	RW									
	CON									
	SUBTOTAL									
MR20H - Measure R 20% Highway	PE	\$280		\$0						\$280
	RW	\$50		\$0						\$50
	CON	\$1,920		\$2,140						\$4,060
	SUBTOTAL	\$2,250		\$2,140						\$4,390

TOTAL \$2,250 \$2,140 \$4,390

TOTAL PE: \$280 TOTAL RW: \$50 TOTAL CON: \$4,060

- **General Comment:** Total project cost increase. The construction support and construction capital was revised after awarding the contract based on the following: 1) Lowest responsive bids amount was over \$350,000 than the preliminary construction estimate, prepared in 2012 by the engineering consultant. 2) Large areas of asphalt pavement under Mulholland Hwy found to have no base material. The pavement needs to be reconstructed. 3) A separate contractor required to remove the abandoned oil pipeline which may be contaminated with asbestos. 4) Changes to the design and construction of bio-swale and green filter. 5) Replace using fog seal with milling and overlay for extending the life of the asphalt pavement.

- **Modeling Comment:** Total project cost increase.

- **TCM Comment:**

- **Narrative:** Project cost increased by \$590 and by 15.53%

Changed Project Completion Date:

- from "2/28/2017" to "6/30/2016"

Changed Current Implementation Status:

- from "Engineering/Plans, Specifications and Estimates (PS&E)" to "Construction/Project Implementation begins"

Increase Funding

MR20H:

► Add funds in 13/14 in ENG for \$30, ROW for \$50, CON for \$1,920

MR20H:

- Decrease funds in 15/16 in CON from \$3,550 to \$2,140

Total project cost increased from \$3,800 to \$4,390

Last Revised Amendment 16-20 - Accepted

Change reason: COST INCREASE

Total Cost **\$4,390**



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: JULY 28, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:  ROBERT YALDA, P.E., T.E. PUBLIC WORKS DIRECTOR/CITY ENGINEER
MARINA ISSAKHANI, ENVIRONMENTAL CONSULTANT**

SUBJECT: ADOPTION OF RESOLUTION NO. 2016-1519, AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR THE USED OIL PAYMENT PROGRAM FOR THE NEXT FIVE YEARS

MEETING

DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2016-1519, authorizing the submittal of a grant application to CalRecycle to receive funding for the Used Oil Payment Program for the next five years.

BACKGROUND AND DISCUSSION:

The Department of Resources Recycling and Recovery (CalRecycle) administers a program to provide opportunities for local governments/other eligible jurisdictions to receive payments for used oil and used oil filter collection/recycling programs.

The City's used oil collection program is operated by the City's franchised hauler, Waste Management and his held on the second Saturday of every alternate month. In 2015, the City collected a total of 146 gallons of used oil and 46 oil filters.

FISCAL IMPACT/SOURCE OF FUNDING:

CalRecycle reimburses the City for funds used for this program. The estimated amount of this grant is \$11,800.

REQUESTED ACTION:

Staff recommends that the City Council adopt Resolution No. 2016-1519, authorizing the submittal of a grant application to CalRecycle to receive funding for the Used Oil Payment Program for the next five years.

ATTACHMENT:

Resolution No. 2016-1519

**ITEM 7 ATTACHMENT A
RESOLUTION NO. 2016-1519**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CALABASAS, CALIFORNIA, AUTHORIZING SUBMITTAL
OF A REGIONAL PAYMENT PROGRAM APPLICATION AS
THE REGIONAL LEAD PARTICIPANT, RELATED
AUTHORIZATIONS AND IDENTIFICATION OF
PARTICIPATING JURISDICTION**

WHEREAS, pursuant to Public Resources Code sections 48000 et seq., 14581, and 42023.1(g), the Department of Resources Recycling and Recovery (CalRecycle) has established various payment programs to make payments to qualifying jurisdictions; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the administration of the payment programs; and

WHEREAS, the payment program allows regional participation; and

WHEREAS, CalRecycle's procedures for administering payment programs require, among other things, a regional applicant's governing body to declare by resolution certain authorizations related to the administration of the payment programs.

NOW, THEREFORE, BE IT RESOLVED that the City of Calabasas is authorized to submit a regional application on behalf of itself as Regional Lead Participant and on behalf of the City of Hidden Hills as the designated participating jurisdiction; and

BE IT FURTHER RESOLVED that the Public Works Director, or his/her designee, is hereby authorized as Signature Authority to execute all documents necessary to implement and secure payment; and

BE IT FURTHER RESOLVED that the Signature Authority is hereby authorized to revise the list of participating jurisdictions as necessary with each yearly application; and

BE IT FURTHER RESOLVED that this Resolution is effective for five (5) years from its date of adoption.

The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 10th day of August, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard, City Attorney



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: JULY 28, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:  ROBERT YALDA, P.E., T.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER
HALI AZIZ, ASSISTANT TRANSPORTATION PLANNER**

SUBJECT: RECOMMENDATION TO APPROVE A PURCHASE ORDER OF \$292,382.65 WITH A-Z BUS SALES FOR THE PROCUREMENT OF TWO 30-PASSENGER CNG SHUTTLES USING FEDERAL TRANSIT ADMINISTRATION (FTA) CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM FUNDS AWARDED DURING LACMTA'S FY2013 CALL FOR PROJECTS

MEETING DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

Staff recommends that City Council approve the purchase order of \$292,382.65 with A-Z Bus Sales for the procurement of two 30-passenger Compressed Natural Gas (CNG) shuttles.

An agreement with Los Angeles County Metropolitan Transportation Authority was approved by the City Council on September 9, 2015 and is attached to this report as attachment B. Through this agreement, the City secured funding totaling \$219,708 in Federal Transit Administration (FTA) Congestion Mitigation and Air Quality Improvement Program funds, awarded during LACMTA's FY2013 Call for Projects. The City will cover the shortfall of \$72,674.65 by utilizing the Proposition A funds towards this purchase.

DISCUSSION/ANALYSIS:

The City of Calabasas is committed to maintain adequate transportation for its residents and employees. This project calls for procurement of two 30-passenger CNG shuttles which will be replacing the two retired vehicles. Two 20-passenger CNG shuttles were retired on June 30, 2016 due to their CNG tanks exceeding the manufacturer's life expectancy. The cost of replacing one CNG tank is approximately \$12,000. It is not cost effective to replace the tank on the aging shuttles that might break down at any time. A third regular gas 16-passenger shuttle will also be retired at the time of delivery of the two new shuttles due to high mileage. With higher capacity, the two new shuttles will provide relief of overcrowding on the peak hour lines.

The two new CNG shuttles will improve reliability of service with fewer breakdowns as well as provide slack in the system without sacrificing service. The use of CNG shuttles will lower harmful gas emissions and improve overall air quality in the region.

FISCAL IMPACT/SOURCE OF FUNDING:

Total cost for this project is estimated to be \$292,382.65. The FTA's Congestion Mitigation and Air Quality Improvement Program funds awarded during LACMTA's FY2013 Call for Projects will fund \$219,708 and the remaining balance of \$72,674.65 will be covered by the City's Proposition A Funds.

REQUESTED ACTION:

Staff recommends that City Council approve the purchase order of \$292,382.65 with A-Z Bus Sales for the procurement of two 30-passenger CNG shuttles.

ATTACHMENTS:

- Attachment A: Purchase Order
- Attachment B: LACMTA Agreement approved on September 9, 2015



CITY of CALABASAS

100 Civic Center Way / Calabasas, CA 91302-4112
Phone: (818) 224-1600 / Fax: (818) 225-7324

Item 8 Attachment A

PURCHASE ORDER

For supplies, materials, and equipment only

DATE	DATE REQ'D	P.O. NUMBER	PAGE

VENDOR

SHIP TO

DRAFT

ACCOUNT NO.	QUANTITY	UOM	DESCRIPTION	UNIT COST	TOTAL PRICE

REMARKS	SUBTOTAL	
	SALES TAX	
	SHIPPING & HANDLING	
	OTHER	
	TOTAL	

APPROVALS:

Requestor Date

City Manager (\$25-50K) Date

Department Head – required for all purchases Date

City Council (over \$50K) Date

Purchasing Officer (\$10-25K) Date

**Metro**

September 16, 2015

Mr. Benjamin Chan
P.E., T.E., Deputy Director
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Dear Mr. Chan:

Enclosed is an executed Agreement between the City of Calabasas (City) and the Los Angeles County Metropolitan Transportation Authority (Metro) for funds for replacement of compressed natural gas fueled buses for the City. \$219,708 in Federal Congestion Mitigation and Air Quality Improvement Program funds, which were awarded during Metro's 2013 Call for Projects, are included in this Agreement.

The federal funds are tentatively included in Federal Transit Administration (FTA) grant CA-95-X239. The grant has not yet been awarded by the FTA since the funds are still pending transfer from Caltrans. I apprise you know once the grant is approved by the FTA and executed, and send a copy of the grant agreement to you for your records. Please do not make any grant expenditures, or obligate any of these federal funds in a contract or purchase order until the grant is approved by the FTA.

The Agreement refers to a number of requirements, particularly in Sections 6 and 7. Section 6 includes references to federal requirements that must be followed during the procurement process. Section 7 discusses quarterly and annual reports. Quarterly reports must be provided to us within two (2) weeks after the ending of the previous quarter to allow us time to forward the information to FTA within the allotted time.

Please note that consistent with OMB Circular A-133, grantees and subgrantees of federal funds must identify their federal awards, and the CFDA number (20.507) on their Schedule of Expenditures of Federal Awards (SEFA). For federal awards received through Metro, agencies must identify Metro as the pass-through entity of Federal Department of Transportation funds and refer to the MOU number as well.

Please do not hesitate to contact me by email, at maddoxn@metro.net or by phone at (213) 922-7368 if you have any questions pertaining to eligible funding activities, the Grant or the Agreement, or if I may be of any assistance to you.

Sincerely,

Nathan Maddox
Transportation Planner
Regional Grants Management

Enclosure

GRANT NUMBER: CA-95-X239
FIS NUMBER:
SAM SEARCH: 02/09/2015

AGMT# 920000000PTCALAB14
CFDA# 20.507
DUNS# 804742310

AGREEMENT

This Agreement is dated as of April 1, 2015, and is by and between the City of Calabasas (the "City") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

- A. As part of its FY2013 Call for Projects, the LACMTA Board of Directors allocated \$219,708 for FY2015 in federal Congestion Mitigation/Air Quality (CMAQ) funds (the "Federal Funds"), to the City for the purchase of two 30 to 33-foot clean fuel buses (the "Project"). The City has executed LOA.P00F7413 for the Project.
- B. As the City is currently not able to apply for and receive these federal funds, LACMTA will prepare and submit a grant application to the Federal Transit Administration (FTA) on the City's behalf, and will enter into a grant agreement with FTA (the "Grant"). Before submitting the grant application, LACMTA intends to submit a draft grant application to the City for the City's prior approval.
- C. The total cost for the Project described in the Scope of Work attached as Exhibit "A" hereto is estimated to be \$274,635 ("Estimated Cost").
- D. The City has agreed to provide the required local match of \$54,927 (the "Match") and any additional funding required to complete the project.
- E. LACMTA assumes no responsibility for the funding of any portion of the Project.
- F. Pursuant to the above, LACMTA Board action of October 25, 2001, authorized the Chief Executive Officer or the Chief Executive Officer's Designee to enter into agreements with interested cities and local agencies in Los Angeles County for LACMTA to act as the pass-through Agency for FTA funds on their behalf. The City is located in Los Angeles County and has asked LACMTA to act as a designated grant recipient for FTA funds on its behalf.
- G. The City understands Federal Funds provided herein are contingent upon the FTA's approval of the grant application and are subject to the federal lapsing policy. Also, the City must have obtained the environmental clearance required by federal regulations.
- H. The parties desire to execute this Agreement to authorize LACMTA to serve as the pass-through agency, on behalf of the City, for the Federal Funds.

1. PAYMENT OF FUNDS.

1.1 To the extent LACMTA receives Federal Funds pursuant to the Grant, LACMTA shall forward such Federal Funds to the City pursuant to the Grant and this Agreement.

1.2 Payments to the City will be processed by LACMTA within a reasonable time period, but in no event more than sixty (60) calendar days after receipt of a Request for Reimbursement meeting the requirements of Section 4.

1.3 The City shall be subject to, and shall comply with, all requirements of the Grant and other applicable requirements of the Federal Department of Transportation (USDOT), Federal Department of Labor (DOL), FTA and of LACMTA as required by LACMTA to fulfill its responsibilities as the grantee under the Grant, and as pass-through agency.

2. LACMTA COSTS.

2.1 For services rendered under this Agreement, the City agrees to pay LACMTA an amount equal to five percent (5%) of the City's FTA award/earmark, not to exceed \$10,985 ("LACMTA costs").

2.2 Payment shall be made by the City on the basis of work performed by LACMTA in accordance with the following schedule:

(a) Develop FTA and DOL checklist information	20%
(b) Prepare draft grant application	20%
(c) Process application to SCAG and State Clearinghouse	20%
(d) Submit application to FTA for approval	20%
(e) Obtain grant approval	20%

2.3 Upon completion of each payment milestone listed within subsection 2.2 above, LACMTA shall either submit an invoice to the City, specifying those services that have been completed, or shall submit one invoice for all services upon grant approval. The City shall remit the invoiced amount to LACMTA within a reasonable time period of its receipt, not to exceed sixty (60) calendar days.

3. TERM. The term of this Agreement shall commence upon the date first referenced above, and shall terminate upon termination of the Grant, unless terminated earlier as provided herein. The last expenditure date under this Agreement is **four** years after the FTA grant award date.

4. **REQUEST FOR REIMBURSEMENT.**

4.1 The City agrees to contribute at least the statutorily or other required local contribution of matching funds (other than federal funds), if any is specified within this agreement or any attachments hereto, toward the actual costs of the Project.

4.2 Not more frequently than once a month, but at least quarterly, the City will prepare and submit to LACMTA a certified Request for Reimbursement for actual allowable Project costs incurred and paid for by the City consistent with the Scope of Work document. Advance payments by LACMTA are not allowed.

4.3 Each Request for Reimbursement will report the total of Project expenditures and will specify the percent and amount of FTA funds to be reimbursed. The Request for Reimbursement will be accompanied by a report describing the overall work status and progress on Project tasks.

4.4 If applicable, the first Request for Reimbursement shall also be accompanied by a report describing any tasks specified in the Scope of Work document which were accomplished prior to the effective date of this Agreement, which costs could be credited toward the required local contribution described herein provided that LACMTA has received prior federal approval for such expenditures.

4.5 LACMTA may retain 10% of the invoice amount until LACMTA has evaluated the City's performance and made a determination that all contract requirements under this Agreement have been satisfactorily fulfilled.

4.6 Eligible project costs are described in the Grant and FTA guidelines.

4.7 Request for Reimbursement must be submitted on the City's letterhead.

4.8 The City should consult with LACMTA staff for questions regarding non-reimbursable expenses.

4.9 Total payments shall not exceed the federal funds awarded.

4.10 If any amounts paid to the City are disallowed or not reimbursed by the FTA for any reason, the City shall remit to LACMTA the disallowed or non-reimbursed amount(s) within 30 days from receipt of LACMTA's notice. All payments made by LACMTA hereunder are subject to the audit provisions contained herein and within the Grant.

5. **EFFECTIVE DATE AND START OF REIMBURSABLE ACTIVITIES.**

Unless written notification is otherwise provided by LACMTA, the effective date and start date of reimbursable activities is the FTA grant award date. Actual reimbursement of eligible work

cannot occur until LACMTA and the City execute this agreement and LACMTA has entered into the grant agreement.

6. FEDERAL REQUIREMENTS.

6.1 The City shall utilize the Federal Funds and Match to complete the Project as described in the Scope of Work and in accordance with the Grant requirements of the FTA and this Agreement.

6.2 The City's general and administration direct costs may be invoiced for up to 5% of the actual grant-eligible project costs. No indirect costs may be invoiced to the project.

6.3 The City will comply with all FTA requirements and guidelines as summarized in the FTA Master Agreement, and which are incorporated by reference herein as part of this Agreement. These requirements include, but are not limited to:

- (a) assurances of legal authority.
- (b) certification of non-debarment, suspension or termination.
- (c) certification of a drug-free workplace.
- (d) intergovernmental review.
- (e) Civil Rights review, including Title VI Program review.
- (f) Disadvantaged Business Enterprise (DBE) assurances.
- (g) Disability nondiscrimination (ADA).
- (h) Nondiscrimination in Federal Public Transportation Programs.
- (i) Office of Management and Budget (OMB) certification.
- (j) Lobbying certifications.
- (k) Buy America requirements.
- (l) NEPA environmental review.
- (m) Single audit requirements.
- (n) Circular 9030.1D (Section 5307).
- (o) Circular 5010.1D (Grants Management).
- (p) Circular 4220.1F (Third-Party Contracting).
- (q) Section 5333(b) Guidelines.
- (r) FTA Bus Testing Requirements
- (s) Transit Asset Management Requirements
- (t) Public Transportation Agency Safety Requirements

6.4 LACMTA shall not be responsible for providing any funding to substitute for the Federal Funds in the event the Grant of Federal Funds is withdrawn, recalled or not appropriated for any reason. In the event the Grant is closed, the City will reimburse LACMTA any funds paid that were no longer available in the FTA grant award.

6.5 Should FTA or DOL require amendments, revisions, deletions of, or additions to the provisions contained within this Agreement, the City agrees to execute promptly all such amendments, revisions, deletions, or additions, as necessary, to comply with FTA's and

DOL's requirements.

6.6 Transit vehicles shall be maintained in the manner prescribed by the manufacturer until the vehicle is fully depreciated or disposed of per FTA requirements.

7. REPORTING AND AUDIT REQUIREMENTS.

7.1 The City shall be subject to and shall comply with all applicable requirements of LACMTA, FTA and DOL regarding Project reporting and audit requirements. The City shall use the assigned FTA Grant number on all correspondence.

7.2 The City shall submit the following Reports and Certifications to LACMTA for the duration of the Project:

- (a) Quarterly Narrative and Financial Report on Project Progress
- (b) Copy of the City's official annual report
- (c) Annual independent single audit report
- (d) Annual FTA Compliance Self-Certification
- (e) Annual maintenance records for FTA funded vehicles
- (f) Annual FTA Drug and Alcohol information for bus operations
- (g.) Other reports that may be required

7.3 LACMTA, FTA and/or their respective designees, in order to fulfill their respective responsibilities as grantee of the Grant and as the pass-through authority and as the grantor of the federal grant, shall have the right to conduct audits of the Project, as needed, such as financial and compliance audits and performance audits. The City shall establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP) as applied to governmental agencies. The City shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work or other terms and conditions of this Agreement, other applicable requirements of LACMTA or requirements of the Grant, or other applicable requirements of the FTA. LACMTA shall use the Federal Acquisition Regulations (FAR) standards in determining the reasonableness of costs incurred. LACMTA shall have the right to conduct a final LACMTA audit using an outside auditing firm. The findings of that LACMTA audit will be final.

7.4 The City shall retain all original records and documents related to the Project for a period of three years after final payment or in accordance with the Grant, whichever time period is greater.

7.5 The City shall obtain the services of an independent auditor to conduct a single audit of the Project each year in conformance with the provisions of OMB Circular A-133. The City shall submit a copy of each single audit to LACMTA within 30 days of its completion.

8. **FUNDS AVAILABILITY.**

This Agreement is a pass-through Agreement of FTA grant funds. The Grant consists of Section 5307 CMAQ funds and is subject to the terms and conditions of this Agreement and the Grant and the applicable requirements of LACMTA and FTA. This Agreement neither implies nor obligates any funding commitment by LACMTA for the Project. The 5307 (CMAQ) funds are also subject to the City meeting the lapsing requirements and all other terms and conditions set forth in LOA. P00F7413.

All funds are contingent upon Federal appropriation and FTA's approval of a grant application. If a Letter of No Prejudice is issued by FTA, the City assumes all the risk of spending funds early on the Project.

9. **EXPENDITURE AND DISPOSITION OF FUNDS.**

9.1 The expenditure and disposition of the Federal Funds by the City shall be subject to and in accordance with the terms and conditions of this Agreement, the Grant and the applicable requirements of LACMTA and FTA. The City shall not utilize the Federal Funds in any way or on any project other than that specified in this Agreement and the Grant.

9.2 Programmed Budget (the "Programmed Budget") for the sources of funds for the Project is attached to this Agreement as Exhibit "B".

9.3 **FOR CONSTRUCTION PROJECTS ONLY** At the substantial completion of the Project, the City will submit to LACMTA a Notice of Substantial Completion when (1) the contractor has completed all of the Work, except punch list items, and (2) the City has ensured that the Work was performed in accordance with all applicable Project requirements. Within a reasonable time thereafter, the City and LACMTA will inspect the Project Work to ascertain substantial completion and to agree on the punch list. The City shall ensure that all punch list items are completed and shall submit a Request for Final Acceptance. Within 30 days thereafter LACMTA will inspect the Project Work. If accepted, the City shall obtain and submit to LACMTA releases from its contractors and subcontractors. Upon approval of the releases, LACMTA will release any retention and make final payment to the City. If the Work or releases are not accepted or approved by LACMTA, the City shall perform, or have its contractors perform, such acts as are necessary to obtain acceptance of the Work or releases.

FOR NON CONSTRUCTION PROJECTS ONLY At the substantial completion of the Project, the City will submit to LACMTA a Notice of Substantial Completion when (1) the City has completed all procurement(s) contained within the Scope of Work, and (2) the City has ensured that the procurement(s) was/were performed in accordance with all applicable Project requirements. Within a reasonable time thereafter, the City and LACMTA will meet to conduct a site visit to verify that all vehicles/equipment have been received by the City; that the vehicles/equipment have been placed in service; that the provider(s) have been paid; and that the

City's Project and/or Procurement files are in order, and to agree on a punch list. The City shall ensure that all punch list items are completed and shall submit a Request for Final Acceptance. Within 30 days thereafter, LACMTA will meet with the City to re-inspect the Project Work. If the Work is not accepted or approved by LACMTA, the City shall perform such acts as are necessary to obtain acceptance of the Work. Once LACMTA accepts the Work, LACMTA will release any retention and make final payment to the City.

9.4 The City shall be responsible for any and all cost overruns for the Project as specified in the grant application submitted by LACMTA. Further, the City shall be responsible for covering operating deficits through long-term stable and reliable sources of revenue and to maintain and operate the federally funded Project.

9.5 Upon completion of the Project described in the Scope of Work and disposition of any retention, any unused Federal Funds shall revert back to the FTA.

9.6 The City shall address all correspondence to the FTA regarding this Project through LACMTA Project Manager.

9.7 No material changes, as determined by LACMTA in its reasonable discretion and subject to the final discretion of the FTA, to the Programmed Budget or the Scope of Work shall be funded or allowed without an amendment to this Agreement approved and signed by LACMTA Chief Executive Officer or his designee and an amendment to the Grant evidencing the FTA's acceptance of such material change. The City shall give advance notice to LACMTA of all proposed changes to the Programmed Budget or Scope of Work that the City submits to LACMTA.

10. TIMELY USE OF FUNDS.

10.1 The City shall obligate Federal Funds programmed under this Agreement within two (2) years from the effective date of this MOU unless otherwise stated in this Agreement. Obligations of the Federal Funds include, without limitations, entering into contracts/purchase orders which commit the Federal Funds.

10.2 In the event this Agreement is not executed and/or evidence of timely obligation of Federal Funds is not provided as described in Sections 10.1 of this Agreement, the Project will be reevaluated by LACMTA and the Federal Funds may be deobligated consistent with FTA requirements. In the event the Federal Funds are deobligated, this Agreement shall automatically terminate.

11. **DEFAULT.**

A Default under this Agreement is defined as any one or more of the following: (i) the City fails to comply with the terms and conditions contained in this Agreement or the Grant; (ii) the City fails to perform satisfactorily or to make sufficient progress toward completion, or in breach of Section 9.7 makes a material change to the Scope of Work or the Programmed Budget without LACMTA's and FTA's prior written consent or approval; or (iii) the City is in default of any other applicable requirements of LACMTA or the FTA.

12. **REMEDIES.**

12.1 In the event of a Default by the City, LACMTA shall provide written notice of such Default to the City with a 30-day period to cure the Default. In the event the City fails to cure the Default, or commit to cure the Default and commence the same within such 30 day period and to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this Agreement; (ii) LACMTA may make a determination to make no further disbursements of funds to the City; (iii) LACMTA may recover from the City any funds paid to the City after the Default; and/or (iv) any remedies the FTA may have under the Grant.

12.2 Effective upon receipt of written notice of termination from LACMTA, the City shall not undertake any new work or obligation with respect to this Agreement unless so approved by LACMTA in writing, in which case the disbursement of funds shall continue in accordance with this Agreement.

12.3 Subject to LACMTA's agreement to provide prior written notice with a 30-day period to cure the default, the remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

13. **SECTION 5333(b) REQUIREMENTS**

13.1 For purposes of satisfying the requirements of Section 5333(b) of Title 49 of the U.S. Code (commonly known as Section 13c), the City shall, by signing this Agreement, certify its acceptance of the terms and conditions of any and all Capital Assistance Protective Arrangements, and any other Section 5333(b) protections certified by the Department of Labor as applicable to any Federal funding received by the City.

13.2 The City shall indemnify, defend and hold harmless LACMTA and its employees, officers and agents for any claims properly brought by mass transportation employees in the City's service area pursuant to the Special Warranty, or any other Section 5333(b) agreement, that may be filed against LACMTA and that arises from any or all of the Federal Funds awarded to LACMTA on behalf of the City for the Project.

14. **TERMINATION.**

14.1 Notwithstanding the Term specified in Section 3 above, either the City or LACMTA may terminate its obligations hereunder at any time, without cause, prior to submittal of the grant application to FTA by providing not less than ten (10) calendar days advanced written notice of such intent to terminate to the other Party. The City and LACMTA may mutually terminate this Agreement with less than ten (10) days written notice if approved by both Parties. Once LACMTA has submitted the grant application to FTA, the City shall have no rights to terminate this agreement as provided in this Section.

14.2 In the event of termination of this Agreement, the City shall be liable to LACMTA for all services actually performed and all costs actually and reasonably incurred by LACMTA up to the date that the terminating Party provides written notification of its intent to terminate. In the event of termination of this Agreement, LACMTA will immediately stop rendering services under this Agreement and will deliver to the City all data, reports, worksheets, and all such other information and materials as LACMTA may have accumulated in performing this Agreement.

15. **OTHER TERMS AND CONDITIONS.**

15.1 This Agreement, along with the applicable requirements of the FTA, DOL, LACMTA and the Grant, constitutes the entire understanding between the parties, with respect to the subject matter herein. The Agreement shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original Agreement or the same level of authority.

15.2 In the event that there is any legal court (e.g. Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this Agreement or the applicable requirements of LACMTA to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees.

15.3 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by the City under or in connection with any work performed by, and/or service provided by, the City, its officers, agents, employees, contractors and subcontractors under this Agreement or the Guidelines. The City shall fully indemnify, defend and hold LACMTA, its subsidiaries and their respective officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of use of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including, without limitation: (i) use of the Funds by the City, or its officers, agents, employees, contractors or subcontractors; (ii) challenges, claims or litigation filed on behalf of any affected transportation provider and/or employees' union; (iii) breach of the City obligations

under this Agreement or the Grant; or (iv) any act or omission of the City, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services including, without limitation, the Scope of Work described in this Agreement.

15.4 Neither party hereto shall be considered in default in the performance of its obligations hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, floods, earthquake, fires, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

15.5 The City shall comply with and ensure that work performed under this Agreement is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state and local laws, statutes, ordinances, rules, regulations and procedural requirements, including without limitation, Federal Acquisition Regulations (FAR) and the applicable requirements and regulations of LACMTA. City acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state or local laws and regulations and LACMTA requirements, including any amendments thereto.

15.6 The City shall not assign this Agreement, or any part thereof, without written consent and prior approval of LACMTA Chief Executive Officer or his designee, and any assignment without said consent shall be void and unenforceable. Subject to all requirements of this Agreement, the Grant, and all other applicable requirements of LACMTA and FTA, including without limitation the requirement that design and construction services be competitively procured, the City may contract with other entities, including its affiliates in a project management role, to implement this Agreement.

15.7 This Agreement shall be governed by California law and applicable federal law. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

15.8 The terms of this Agreement shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

15.9 Notice will be given to the parties at the address specified below unless otherwise notified in writing of change of address.

LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
Programming and Policy Analysis
One Gateway Plaza, Mail Stop 99-23-03
Los Angeles, CA 90012
Attention: Nathan Maddox

The City's Address:

City of Calabasas
100 Civic Center Way
Calabasas, CA 91302
Attention: Benjamin Chan, P.E., T.E., Deputy Director
Cc: Hali Aziz Goktapeh, EIT

15.10 The City in the performance of the work required by this Agreement is not a contractor nor an agent or employee of LACMTA and attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. The City shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

15.11 The City agrees to comply with United States (U.S.) Department of Transportation (DOT) regulations, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," 49 C.F.R. Part 18.

15.12 The City agrees that federal laws and regulations control Project award and implementation. The City also agrees that federal directives as defined in the FTA Master Agreement, set forth federal terms applicable to the Project, except to the extent that FTA determines otherwise in writing. The City understands and agrees that unless FTA has offered express written approval of alternative procedure or course of action differing from a procedure or course of action set forth in the applicable federal directive, the City may incur a violation of the terms of its Agreement if it implements an alternative procedure or course of action not approved by FTA.

15.13 The City understands and agrees that Federal laws, regulations, and directives applicable to the Project and to the Applicant on the date on which the FTA Authorized Official awards Federal assistance for the Project may be modified from time to time. In particular, new Federal laws, regulations and directives may become effective after the date on which the City executes the Agreement for the Project, and might apply to that Agreement. The City agrees that the most recent of such Federal laws, regulations and directives will govern the administration of the Project at any particular time, except to the extent FTA determines otherwise in writing.

15.14 The City understands that it will make reference to the Catalog of Federal Domestic Assistance number (20.507) for the 5307 Program in all its correspondence and reports including quarterly progress and single audit reports and invoices.

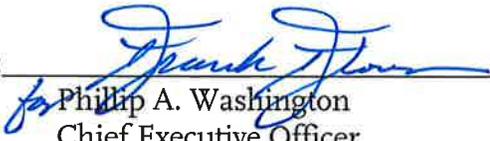
Attachments

- Exhibit A: Scope of Work
- Exhibit B: Program Budget

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By:  09/16/15
Phillip A. Washington Date
Chief Executive Officer

APPROVED AS TO FORM:

MARK J. SALADINO
County Counsel

By: 
Deputy

CITY:

City of Calabasas

 By:  9-10-15
Lucy M. Martin Date
Mayor

APPROVED AS TO FORM:

By:  9-9-15
Scott H. Howard Date
City Attorney

ATTEST:

By:  9/10/15
Maricela Hernandez, MMC Date
City Clerk

EXHIBIT "A"

SCOPE OF WORK

TIP: LAF7413:

The Section 5307 funds provided under this Agreement will be used for the purchase of two (2) 30 to 33-foot replacement clean fuel, handicapped accessible buses for fixed route service within the City. The buses will be able to seat up to 30 passengers and help to relieve overcrowding on the City's shuttle system.

This project will occur within California Congressional Districts 30 and 33: District Officials Brand Sherman and Ted Lieu respectively.

EXHIBIT "B"

PROGRAM BUDGET

SCOPE

CLEAN AIR BUSES

<u>ACTIVITY</u>	<u>FTA Amount</u>	<u>Local Match</u>
REPLACEMENT TRANSIT VEHICLES	\$219,708	\$54,927
TOTALS	\$219,708	\$54,927

ESTIMATED NET PROJECT COST: \$274,635

FEDERAL SHARE: \$219,708

REQUIRED LOCAL MATCH: \$54,927

SOURCES OF FEDERAL FINANCIAL ASSISTANCE

<u>UZA ID</u>	<u>Funding Source</u>	<u>FY</u>	<u>Amount</u>
60020	Section 5307	2015	\$219,708

SOURCES OF LOCAL MATCH

Local match will be funded by the City's Proposition A and/or C Local Return funds.

Subrecipient Procurement Certification

As a condition for receiving certain subrecipient federal funds from the Los Angeles County Metropolitan Transportation Authority (Metro), the City of Calabasas certifies that procurement procedures will ensure an open competitive process and will conform to applicable federal law, including 49 CFR Part 18 (specifically Section 18.36) and FTA Circular 4220.1F, "Third Party Contracting Guidance". Furthermore, individual procurement contracts will not be executed until a Metro representative has reviewed all applicable procurement procedures and documents, including the review of solicitation documents before they are released to the public.



Signature of Authorized Agent
Tony Corrales, City Manager
City of Calabasas



Date

Sub-Recipient Half Fare Compliance Certification

As a condition for receiving certain sub-recipient federal funds from the Los Angeles County Metropolitan Transportation Authority (Metro), the City of Calabasas certifies that it complies or will comply by April 1, 2015 with the Federal Transit Administration (FTA) half fare requirement, as codified in 49 CFR 609.23. This FTA requirement states that during non-peak hours for transportation using or involving a facility or equipment of a Project financed with funds provided through 49 U.S.C. 5307, the following individuals will be charged a fare not exceeding fifty (50) percent of the peak hour fare:

- a) Any senior;
- b) Any individual who, because of illness, injury, age, congenital malfunction, or other incapacity or temporary or permanent disability (including an individual who is a wheelchair user or has semi-ambulatory capability), cannot use a public transportation service or a public transportation facility effectively without special facilities, planning, or design;
- c) Any individual presenting a Medicare card issued to that individual under Title II of the Social Security Act (42 U.S.C. 401 et seq.); or
- d) Any individual presenting a Medicare card issued to that individual under Title XVIII of the Social Security Act (42 U.S.C. 1395 et seq.).



Signature of Authorized Agent
Tony Coroalles, City Manager
City of Calabasas



Date



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MARICELA HERNANDEZ, MMC, CITY CLERK *Marc*

SUBJECT: CERTIFICATION OF REFERENDUM PETITION ENTITLED, "REFERENDUM AGAINST AN ORDINANCE BY THE CALABASAS CITY COUNCIL – ORDINANCE NO. 2016-333" AND 1) CONSIDERATION OF ORDINANCE NO. 2016-339 REPEALING ORDINANCE NO. 2016-333 OR B) CONSIDERATION OF RESOLUTION NO. 2016-1525 AND ALL OTHER RELATED RESOLUTIONS CALLING AN ELECTION TO SUBMIT ORDINANCE NO. 2016-333 TO THE VOTERS. ORDINANCE NO. 2016-333, UNDER CONSIDERATION FOR REPEAL OR SUBMISSION TO THE VOTERS, APPROVED CHANGING THE EXISTING ZONING FROM PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN TO ACCOMMODATE: 67 SINGLE-FAMILY DETACHED HOMES AND TWO AFFORDABLE DUPLEXES; A 72,872 SQUARE-FOOT, THREE-STORY HOTEL; AND PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE, ON A 77-ACRE PROPERTY AT 4790 LAS VIRGENES ROAD, CALABASAS

MEETING
DATE: AUGUST 10, 2016

SUMMARY:

The City Clerk is presenting certification of a referendum petition challenging City of Calabasas' Ordinance No. 2016-333 which amends the Zoning Code as

described above, enabling the completion of the project approved by Resolution No. 2016-1507, the Canyon Oaks Hotel and Residential Development Project.

California Elections Code Sections 9237 and 9241 provides two alternative actions for the City Council to consider when presented with a certified referendum petition.

The City Council may:

1. Repeal Ordinance No. 2016-333

OR

2. Submit Ordinance No. 2016-333 to the voters, on either:

- a. The next regular City Municipal Election on Tuesday, November 7, 2017; or
- b. Call a special election for a date at least 88 days after the Council calls the election

DISCUSSION/ANALYSIS:

On June 22, 2016, the City Council Adopted Ordinance No. 2016-333 entitled "An Ordinance of the City Council of the City of Calabasas, California, approving a Zoning Map Amendment associated with File No. 140000011 to change existing planned development – Residential Multifamily (20) – Open Space Development Restricted – Scenic Corridor (PD-RM20-OSDR-SC) Zoning Designation to Commercial Retail – Residential Multifamily (20) – Open Space Development Restricted – Scenic Corridor – Development Plan (CR-RM20-OSDR-SC-DP) to accommodate the proposed development project, which includes: (1) A residential component consisting of 67 single-family detached homes and four affordable units within two duplex structures occupying approximately 13.03 acres; (2) A commercial component consisting of a 72,872 square-foot, three-story hotel occupying approximately 2.91 acres; and (3) preservation of approximately 61.0 acres as permanent Open Space on a 77-acre property located at 4790 Las Virgenes Road at the Eastern terminus of Agoura Road (APN Nos. 2069-078-009 AND 2069-078-011)."

A petition protesting the City Council's action was filed with the City Clerk on July 21, 2016, within 30 days of adoption of Ordinance No. 2016-333, as provided by Election Code Section 9237.

A review of the petition resulted in a raw count of 1,903 signatures affixed to the petition. The minimum number of signatures required to successfully challenge the City Council's action is 1,499 signatures (10% of the 14,989 registered voters).

On July 25, 2016, the City Clerk messengered the referendum petitions to the Los Angeles County Registrar Recorder's office (Recorder), requesting their services to count and verify the number of signatures in the petition.

On August 5, 2016, the Recorder found the petition to be sufficient, containing 1,500 valid signatures. The City Clerk has reviewed the referendum petition and concluded that it complies with the procedural and formatting requirements of the Elections Code as well.

Alternative Actions Available to the City Council

Pursuant to Election Code Sections 9237 and 9241, the City Council must proceed with one of the two following alternative actions:

Alternative 1: Repeal Ordinance No. 2016-333. Draft Ordinance No. 2016-339 is provided for this purpose.

Alternative 2: Submit Ordinance No. 2016-333 to the voters, on either the next regular City's General Municipal Election on Tuesday, November 7, 2017; or call a special election at least 88 days after the Council calls the election. The next two special election dates that can be consolidated with another election are: 1) the same date as the November 8, 2016, Statewide General Election and consolidate with Los Angeles County at a cost of \$32,000; or 2) hold a standalone Special Election on March 7, 2017, and consolidate with the City Los Angeles Community College District at a cost of \$64,300, for which the City of Los Angeles will reimburse their portion of the costs.

Pursuant to Election Code 9282, the petitioners and the City Council, or individual members as authorized, have an opportunity to file arguments and rebuttals supporting their positions.

REQUESTED ACTION:

1. Receive and file the attached City Clerk's Certificate of Sufficiency as to Certification of the Signatures on the Referendum Petition entitled, "Referendum Against an Ordinance Passed by the Calabasas City Council – Ordinance No. 2016-333;" and
2. A) Adopt Ordinance No. 2016-339 repealing Ordinance No. 2016-333.

OR

1. B) 1) Adopt Resolution No. 2016-1525 calling an Election to submit Ordinance No. 2016-333 to the voters on either November 8, 2016, March 7, 2017 or November 7, 2017; 2) Adopt Resolution 2016-1527 setting priorities for filing written arguments and rebuttals and directing the City Attorney to prepare an Impartial Analysis; and/or 3) Adopt Resolution No. 2016-1526 requesting consolidation with the County of Los Angeles to conduct a Special Election on Tuesday, November 8, 2016; or 4) Adopt Resolution No. 2016-1528 consolidating with the City of Los Angeles Community College District on a Special Municipal Election on Tuesday, March 7, 2017.

Attached is calendar of events for the November 8, 2016, Statewide General Election should the Council consider this option.

ATTACHMENTS:

1. Ordinance No. 2016-333
2. Resolution No. 2016-1507
3. Draft Ordinance No. 2016-339 repealing Ordinance. No. 2016-333
4. Draft Resolution No. 2016-1525 calling an election
5. Draft Resolution No. 2016-1527 setting priorities for filing written arguments
6. Draft Resolution No. 2016-1526 requesting consolidation and services with the County of Los Angeles
7. Draft Resolution No. 2016-1528 consolidating with the City of Los Angeles
8. Calendar of Events for November 8, 2016 Statewide General Election
9. City Clerk's Certificate of Sufficiency

ORDINANCE NO. 2016-333

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING A ZONING MAP AMENDMENT ASSOCIATED WITH FILE NO. 14000011 TO CHANGE THE EXISTING PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR (PD-RM20-OSDR-SC) ZONING DESIGNATION TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN (CR-RM20-OSDR-SC-DP) TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROJECT, WHICH INCLUDES: (1) A RESIDENTIAL COMPONENT CONSISTING OF 67 SINGLE-FAMILY DETACHED HOMES AND FOUR AFFORDABLE UNITS WITHIN TWO DUPLEX STRUCTURES OCCUPYING APPROXIMATELY 13.03 ACRES; (2) A COMMERCIAL COMPONENT CONSISTING OF A 72,872 SQUARE-FOOT, THREE-STORY HOTEL OCCUPYING APPROXIMATELY 2.91 ACRES; AND (3) PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY LOCATED AT 4790 LAS VIRGENES ROAD AT THE EASTERN TERMINUS OF AGOURA ROAD (APNS: 2069-078-009 AND 2069-078-011).

WHEREAS, the City Council of the City of Calabasas, California (“the City Council”) has considered all of the evidence including, but not limited to, the Planning Commission Resolution, Planning Division staff reports and attachments, and public testimony from Planning Commission meetings on March 16, 2016 and March 17, 2016 and City Council meetings on April 13, 2016, May 25, 2016, and May 31, 2016 before making a final decision on May 31, 2016; and

WHEREAS, the City Council finds that the Zoning Map Amendment is consistent with the goals, policies, and actions of the General Plan and will not conflict with the General Plan. More specifically, the project is consistent with numerous General Plan policies including but not limited to Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-7, III-13, III-14, IV-2, IV-4, IV-8, IV-9, IV-13, IV-15, IV-17, IV-18, IV-21, IV-22, IV-23, IV-24, IV-27, IV-28, IV-31, IV-33, IV-36, IV-37, VI-2, VI-11, VI-14, VI-15, VI-18, VI-19, VI-21, VII-1, VII-2, VII-5, VII-6, VII-7, VII-10, VII-16, VIII-8, IX-3, IX-5, IX-6, IX-14, IX-43, IX-46, XIII-7, XIII-9, XII-13, XII-14, XII-17, and XII-29; and

WHEREAS, the City Council finds that the Zoning Map Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and

WHEREAS, the proposed actions are in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and outlines mitigation measures and a statement of overriding considerations, which have been adopted by the city council for the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the foregoing the City Council finds:

1. Following a public hearing held on March 17, 2016, the Planning Commission adopted Resolution No. 2016-610 recommending to the City Council approval of File No. 140000011 and certification of adequacy of the associated Final Environmental Impact Report and adoption of a statement of overriding considerations.
2. Notice of the April 13, 2016 City Council public hearing was posted at Juan de Anza Bautista Park, the Calabasas Tennis and Swim Center, Gelson's Market, the Agoura Hills/Calabasas Community Center and at Calabasas City Hall.
3. Notice of the April 13, 2016 City Council public hearing was posted in the *Calabasas Enterprise* and the *Daily News* ten (10) days prior to the hearing.
4. Notice of the April 13, 2016 City Council public hearing was mailed or delivered at least ten (10) days prior to the hearing to property owners within 500 feet of the property as shown on the latest equalized assessment roll, and was mailed or delivered at least twenty (20) days prior to the hearing to the project applicant.
5. Notice of the April 13, 2016 City Council public hearing included the information set forth in Government Code Section 65009 (b)(2).
6. Following the public hearing on April 13, 2016, the City Council continued the item to May 25, 2016.
7. Following the public hearing on May 25, 2016, the City Council continued the item to May 31, 2016.

SECTION 2. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby approves the Zoning Map Amendment associated with File No. 140000011 to change the existing PD-RM20-OSDR-SC zoning designation of a 77-acre parcel located at 4790 Las Virgenes Road to CR-RM20-OSDR-SC-DP, as shown in the attached partial zoning map "Attachment 1," to accommodate the proposed residential and commercial development. The proposed changes will modify the zoning of the commercial

portion and it will maintain the existing division of land uses between commercial and residential, totaling 16 acres, and protected open space, totaling 61 acres.

Section 17.76.050(B) Calabasas Municipal Code allows the City Council to approve a Zoning Map Amendment provided that the following findings are made:

1. *The proposed amendment is consistent with the goals, policies, and actions of the General Plan;*

The proposed amendment of the Zoning Map will re-designate approximately 16 acres of land from Planned Development and Residential Multi-Family (20 units/acre) to Commercial Retail and Residential Multi-Family (20 units/acre) plus the addition of a Development Plan overlay. The remainder of the subject property (approximately 61 acres) is zoned Open Space – Development Restricted, and will remain zoned for such use. The map amendment will retain the general shape and limits of the developable area as envisioned in the General Plan, while also aligning with the contours of the land and the Canyon Oaks project outline. The City’s 2030 General Plan land use map depicts a compact triangular development area that is widest along the western property line (fronting Las Virgenes) and narrowing as it traverses east, up the valley. The proposed development footprint follows the basic parameters of the land use plan. Furthermore, the proposed new land use and zoning maps maintain the General Plan’s clear intent to protect the upper hillsides of the site from development. Consequently, because the open space area will remain largely unchanged in terms of broad shape, consistent with the conceptual depiction of this area in the general plan and with no diminishment of territory, complying with the General Plan’s Open Space approval, and based upon the many consistency determinations provided in the General Plan Consistency Table (Table 4.7-2 in the Final EIR incorporated herein by reference), this proposed zoning map amendment is consistent with the Calabasas 2030 General Plan. This Ordinance is not effective unless and until the associated General Plan Amendment is adopted by City Council. Accordingly, if this Ordinance becomes effective, the proposed Zoning Map Amendment will be consistent with the General Plan as provided in that Amendment.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city;*

The proposed amendment of the Zoning Map will re-designate approximately 16 acres of land from Planned Development and Residential Multi-Family (20 units/acre) to Commercial Retail and Residential Multi-Family (20 units/acre) plus addition of Development Plan overlay. The remainder of the subject property (approximately 61 acres) is zoned Open Space – Development

Restricted, and will remain zoned for such use with no diminishment of territory. The map amendment will retain the general shape and limits of the area as envisioned in the General Plan, preserving all existing open space while also aligning with the contours of the land and the Canyon Oaks project outline. Once the recommended General Plan Amendment and the Zoning Map Amendment recommended below go into effect, the development will conform to General Plan and Development Code standards and procedures and will not be detrimental to public interest, health, safety, convenience, or welfare of the City. Additionally, the amendment supports a development project which will have a significantly lesser range and degree of environmental impacts (particularly a much lower number of vehicle trips on area roads), as compared to the land uses and intensity of use envisioned in the General Plan and the Las Virgenes Gateway Master Plan. The Zoning Map amendment will also accommodate a development project which will significantly improve public safety and welfare by remediating an existing ancient landslide condition on hillsides proximate to existing housing and public roads. The landslide hazard has the potential to impact not only the project site but also existing development to the west of the site. As part of the proposed project, this hazard will be remediated.

The project has been reviewed by various agencies, such as the Los Angeles County Fire Department, the Calabasas Department of Public Works, and Las Virgenes Municipal Water District, and has received preliminary approval from these agencies on the basis of compliance with applicable safety and design standards. Final building permit approval will be based upon meeting the required standards of all the necessary agencies. Therefore, the proposed project meets this finding.

3. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA); and*

An Environmental Impact Report (EIR) was prepared for this project. In preparing the EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are no longer significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attachment to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, and neighborhood compatibility benefits of the proposed project, the City, as the lead agency,

has approved a Statement of Overriding Considerations with regard to aesthetic impacts.

4. *The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.*

The subject property is largely undeveloped but already substantially disturbed in the immediate area planned for the project (the proposed residential subdivision and commercial hotel). Two large storm-water detention basins are located in this area, as are several improved roads, culverts and drainage ditches, fences, and previously graded pad areas. The property was also heavily grazed for many decades. The remainder of the 77-acre subject property consists of well-vegetated hillsides characterized by an abundance of native and non-native grasses, coastal sage and oak trees. The combined total acreage is sufficient land area to accommodate the proposed project. Even after setting aside the required 61 acres of open space, the 16 acres of principal focus is ample area for the proposed hotel and 71 homes. Furthermore, the General Plan had identified this 16-acre area for development of as many as 180 housing units and 155,000 square-feet of commercial space, indicating the site is suitable for this proposed lower density project.

Potable water, recycled water, sewer, electricity, and natural gas utilities are available along the property frontage, and all connections and on-site utilities will be placed below ground, per city requirements. Furthermore, the property fronts Las Virgenes Road, a heavily travelled arterial street, to the west, with long established land uses in the vicinity including fast-food restaurants, gasoline service stations and convenience markets, a liquor store, grocery store, telecommunications switching facility, and a 48-home subdivision.

Accordingly, the site is physically suitable for the requested land use development. Additionally, the project has been reviewed by, and has received preliminary feasibility approvals from, various agencies such as the Los Angeles County Fire Department, the City of Calabasas Public Works Department, and the Las Virgenes Municipal Water District. Final building permit approval will be based upon meeting the required standards of all the necessary review agencies. Therefore, the proposed project meets this finding.

SECTION 3. Severability Clause:

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

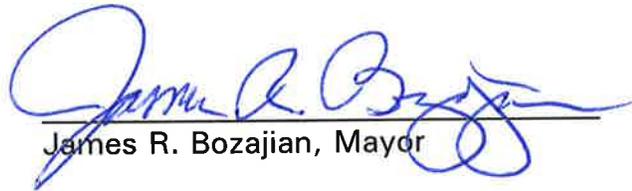
SECTION 4. Effective Date:

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Calabasas ordinance.

SECTION 5. Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this 22nd day of June, 2016.



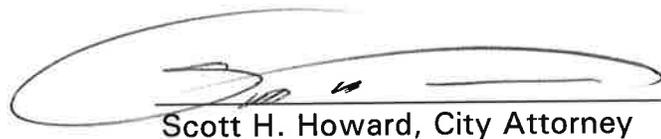
James R. Bozajian, Mayor

ATTEST:



Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:



Scott H. Howard, City Attorney

Attachment 1: Proposed Zoning Map



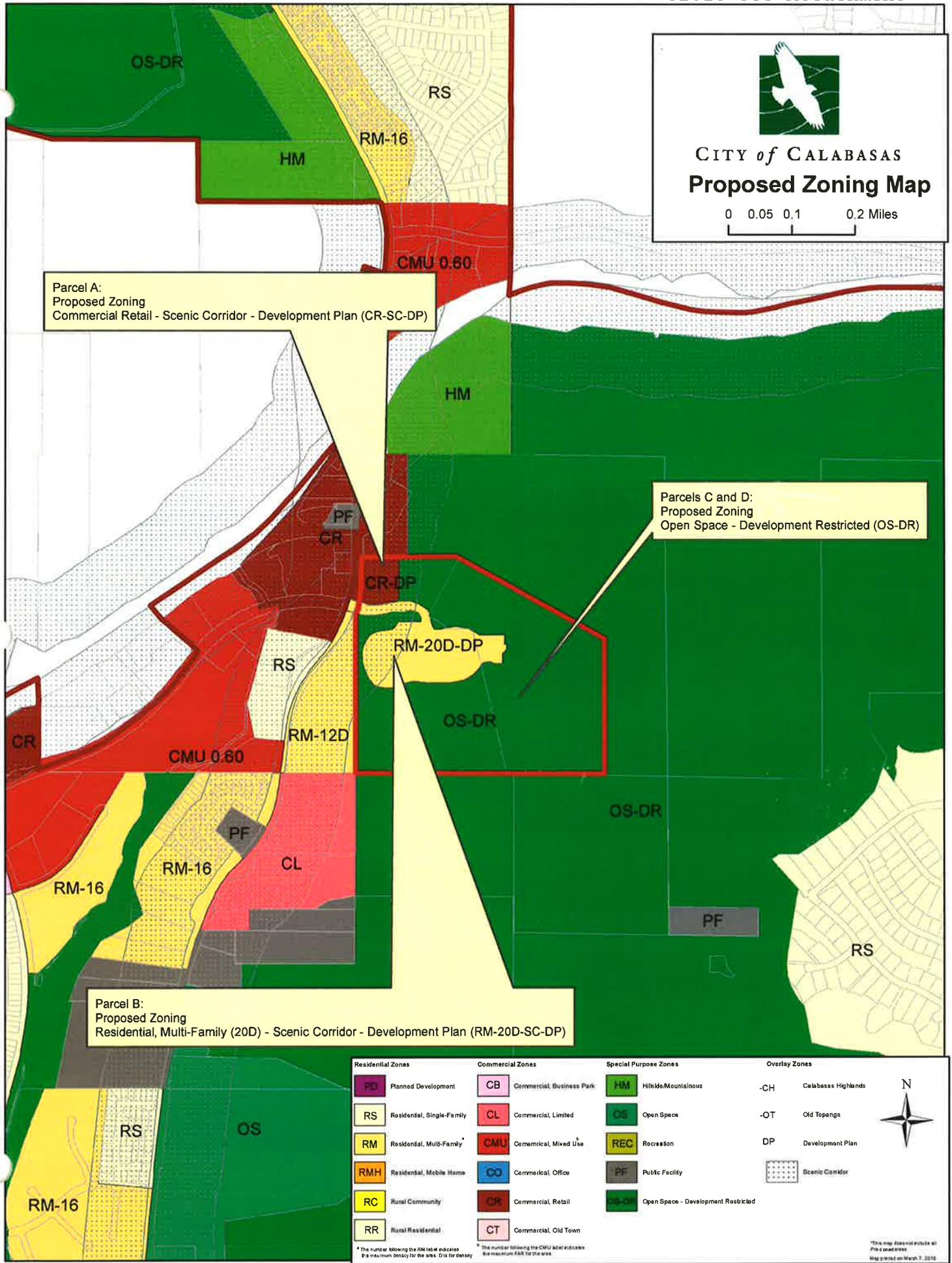
CITY of CALABASAS
Proposed Zoning Map

0 0.05 0.1 0.2 Miles

Parcel A:
Proposed Zoning
Commercial Retail - Scenic Corridor - Development Plan (CR-SC-DP)

Parcels C and D:
Proposed Zoning
Open Space - Development Restricted (OS-DR)

Parcel B:
Proposed Zoning
Residential, Multi-Family (20D) - Scenic Corridor - Development Plan (RM-20D-SC-DP)



Residential Zones	Commercial Zones	Special Purpose Zones	Overlay Zones
PD Planned Development	CB Commercial, Business Park	HM Hillside/Mountainous	-CH Calabasas Highlands
RS Residential, Single-Family	CL Commercial, Limited	OS Open Space	-OT Old Topanga
RM Residential, Multi-Family	CMU Commercial, Mixed Use	REC Recreation	DP Development Plan
RMH Residential, Mobile Home	CO Commercial, Office	PF Public Facility	Scenic Corridor
RC Rural Community	CR Commercial, Retail	OS-DR Open Space - Development Restricted	
RR Rural Residential	CT Commercial, Old Town		

* The number following the RM label indicates the maximum density for the area. D is for density.
* The number following the CMU label indicates the maximum FAR for the area.



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF CALABASAS)

I, **MARICELA HERNANDEZ, MMC**, City Clerk of the City of Calabasas, California, **DO HEREBY CERTIFY** that the foregoing ordinance, being **Ordinance No. 2016-333** was duly introduced and approved by the City Council of the City of Calabasas at a regular meeting held on the 31st day of May, 2016 and adopted and passed by said Council at a regular meeting held on the 22nd day of June, 2016 by the following vote:

AYES: Councilmembers Gaines, Shapiro and Weintraub.

NOES: Mayor Bozajian and Mayor pro Tem Maurer.

ABSTAIN: None.

ABSENT: None.



Maricela Hernandez, MMC
City Clerk
City of Calabasas, California

RESOLUTION NO. 2016-1507

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING FILE NO. 140000011, A REQUEST FOR DEVELOPMENT OF A 77-ACRE VACANT PROPERTY LOCATED AT 4790 LAS VIRGENES ROAD AT THE EASTERN TERMINUS OF AGOURA ROAD (APNS: 2069-078-009 AND 2069-078-011). THE PROPOSED PROJECT INCLUDES: (1) A RESIDENTIAL COMPONENT CONSISTING OF 67 SINGLE-FAMILY DETACHED HOMES AND FOUR AFFORDABLE UNITS WITHIN TWO DUPLEX STRUCTURES OCCUPYING APPROXIMATELY 13.03 ACRES (16.9% OF THE SITE); (2) A COMMERCIAL COMPONENT CONSISTING OF A 72,872 SQUARE-FOOT, THREE-STORY HOTEL OCCUPYING APPROXIMATELY 2.91 ACRES (3.8% OF THE SITE); AND (3) PRESERVATION OF APPROXIMATELY 61.0 ACRES (79.3% OF THE SITE) AS PERMANENT OPEN SPACE. DEVELOPMENT OF THIS PROJECT WOULD REQUIRE A SIGNIFICANT AMOUNT OF REMEDIAL GRADING TO RESHAPE THE LAND TO STABILIZE AN ANCIENT LANDSLIDE HAZARD AREA ON THE SOUTHERN PORTION OF THE SITE. REQUESTED PERMITS INCLUDE: GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, SITE PLAN REVIEW, OAK TREE PERMIT, AND SCENIC CORRIDOR PERMIT. THE PROJECT SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD); RESIDENTIAL-MULTIFAMILY, 20 UNITS PER ACRE (RMF (20)); OPEN SPACE-DEVELOPMENT RESTRICTED (OS-DR); AND IS WITHIN THE SCENIC CORRIDOR (-SC) OVERLAY ZONE.

Section 1. The City Council has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda reports prepared by the Community Development Department.
2. Staff presentations at the public hearings held on April 13, 2016, and May 25, 2016, and May 31, 2016 the City Council.
3. The City of Calabasas Land Use and Development Code, Calabasas 2030 General Plan, Las Virgenes Gateway Master Plan, and all other applicable regulations and codes.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.

5. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearing.
6. The Environmental Impact Report, inclusive of public comments and responses to comments.
7. All related documents received and/or submitted at or prior to the public hearing.
8. Planning Commission Resolution No. 2016-610 recommending certification of adequacy of the EIR and approval of File No. 140000011.

Section 2. Based on the foregoing evidence, the City Council finds that:

1. The applicant, The New Home Company, Inc., submitted an application for File No. 140000011 on January 7, 2014. Resubmittals of amended plans and technical documents followed on April 7, 2014, November 19, 2014, January 20, 2015, March 18, 2015, and July 9, 2015.
2. A Notice of Preparation was issued on January 28, 2015, and an EIR scoping meeting was held on February 18, 2015.
3. The Draft Environmental Impact Report was completed and made available for public review on July 10, 2015; the public review period ended on September 1, 2015, and comments received were responded to and incorporated into the Final Environmental Impact Report.
4. On April 20, 2015, the application was deemed complete and the applicant was so notified.
5. A noticed public hearing was held by the Planning Commission on March 16 and 17, 2016. At the conclusion of the public hearing, the Planning Commission approved Planning Commission Resolution No. 2016-610.
6. Per the recommendation of the Planning Commission, a modified version of the project was subsequently submitted by the applicant for consideration by the City Council, and was provided to the City Council as Attachment F to the April 13, 2016 City Council staff report.
7. Notice of the April 13, 2016 City Council public hearing was mailed or delivered to property owners within 500 feet of the property as shown on the latest equalized assessment roll, and was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.

8. Notice of the April 13, 2016 City Council public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's Market, the Agoura Hills/Calabasas Community Center, and at Calabasas City Hall.
9. Notice of the City Council public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
10. Notice of the City Council public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
11. Following the public hearing on April 13, 2016, the City Council continued the item to May 25, 2016. Following the public hearing on May 25, 2016, the City Council continued the item to May 31, 2016.
12. The project site is currently zoned Planned Development (PD), Residential Multi-family (20 d.u. per acre) (RM(20)), and Open Space – Development Restricted (OS-DR).
13. The land use designations for the project site under the City's adopted General Plan are Planned Development, Residential Multi-Family (20 d.u. per acre), and Open Space – Resource Protection.
14. Properties surrounding the project site are zoned: Commercial Retail (CR) to the west and north; Residential Multi-family (12 units per acre) (RM(12)) to the southwest; and Open Space – Development Restricted (OS-DR) to the south and east. The corresponding General Plan land use designations, respectively, are: Business Retail (BR); Residential Multi-Family (RM); and Open Space – Resource Protection (RM-RP).

Section 3. In view of all of the evidence presented and based on the following findings and conclusions, the City Council hereby certifies the adequacy of the Final Environmental Impact Report (EIR), in accordance with CEQA Guidelines, Sections 15090 and 15091, and adopts a statement of overriding considerations.

EIR CERTIFICATION

Based upon the facts and information contained in the proposed Final Environmental Impact Report, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that: (1) the Final Environmental Impact Report has been prepared in full compliance with the California Environmental Quality Act and the State CEQA Guidelines promulgated thereunder; (2) the Final Environmental Impact Report reflects the

independent judgment and analysis of the City; (3) the modified project (consisting of a three-story hotel and improved architecture for the most prominent residential facades) has been reviewed by staff and Rincon Consultants, Inc., and was found to be consistent with the analyses and conclusions in the Final EIR; and (4) this Council has reviewed and considered the information contained in said Environmental Impact Report with regard to the project application, and has determined the analysis to be fully adequate.

EIR FINDINGS

- A. The City Council acknowledges that pursuant to Section 15091 of the CEQA Guidelines, "No public agency shall approve or carry out a project for which an Environmental Impact Report has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation for the rationale for each finding."

Because the Final EIR identifies a number of potentially significant environmental effects of the proposed project, the City Council hereby adopts the Statement of Facts and Findings set forth below as required by Section 15091 of the CEQA Guidelines:

- i. Based on the analyses provided in the Initial Study and EIR prepared for this project, the project may cause potentially significant impacts in the area of "aesthetics". Meanwhile, impacts to all other resource areas (Biological Resources, Greenhouse Gas Emissions, Land Use/Planning, Transportation/Traffic, Public Services, Air Quality, Geology/Soils, Hydrology/Water Quality, and Noise) would be less than significant, provided the appropriate mitigation measures are incorporated and implemented. Accordingly, mitigation measures have been incorporated into the project via the Mitigation Monitoring and Reporting Program (MMRP) attached as Attachment 1 to this Resolution to mitigate any potential impacts to levels that are less than significant.
- ii. The analysis of aesthetics in the EIR determined that the proposed project would substantially degrade the visual character of the site. Although the project is consistent with the Las Virgenes Gateway Master Plan, the Las Virgenes Corridor Design Plan, and the Scenic Corridor Guidelines, and would generally provide attractive residential and commercial development that is visually compatible with other development along Las Virgenes Road, 26 percent (20.4 acres) of the site would be graded for residential and commercial development and

an additional 25 percent of the site (18.6 acres) would be graded to remove an existing landslide and continue to be preserved as open space, together with the remainder of the site. The resultant change in visual character would therefore be a significant and unavoidable impact. All feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the fullest extent feasible; further mitigation measures to minimize the project's visual impact are not available, given the fact that any development of this site's 16 developable acres would cause a substantial aesthetic impact.

- iii. The impact upon aesthetic resources is acknowledged, but the environmental, economic, social, and neighborhood compatibility benefits of the proposed project to the community override that consideration. The most significant benefit of the proposed project is that it proposes development of a commercial and residential project that is far below (less than one-half) the density allowed by the General Plan, thereby achieving an intensity and range of land uses that will be substantially less impactful to area roadways. Additionally, where the General Plan allows up to 180 units of multi-family residential, the proposed project includes 67 detached single-family homes and four affordable units within two duplex buildings, which is far more compatible with the neighboring single-family residential community in terms of housing density, site design, building design and architecture. The project also provides a significant expected economic benefit to the community resulting from additional transient occupancy tax revenues to the City. Further, the project provides a substantial safety benefit to the community, particularly the adjacent existing residential community known as the Colony, by remediating an existing landslide. The project also provides a social benefit, in regard to the regional housing shortage, by increasing housing supply, and additionally by including four affordable units in response to diverse housing needs.

B. The City Council hereby adopts the **Mitigation Monitoring and Reporting Program** attached to this Resolution as Attachment 1.

C. The City Council finds that in considering the record as a whole, including the Initial Study and Final Environmental Impact Report for the project, there is evidence that the proposed project will have potential for an adverse impact upon aesthetic resources due to landform alterations and partial obstruction of views to the surrounding ridgelines, and that these impacts will remain significant even with incorporation of design measures and mitigation to reduce these impacts. Meanwhile, there is no evidence that

the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Consequently, based upon substantial evidence contained in the Final EIR for the project, the staff reports and exhibits, and the information provided to the City Council during the public hearing, the City Council hereby rebuts the presumption of adverse effect as set forth in Section 753.5(c-1-d) of Title 14 of the California Code of Regulations.

- D. The foregoing findings and determinations, which reflect the independent analysis of the City of the matters in the record pertaining thereto and are the independent judgment of the City, are based on the information in the record, including but not limited to the findings set forth herein. The City Council further finds that substantial evidence exists to support each of these findings.
- E. The City Council hereby identifies that the location of records with respect to the Final EIR and other documents and materials constituting the record of proceedings with respect to the certification of the Final EIR is the Community Development Department of the City of Calabasas, and that the custodian of records with respect to the Final EIR and other documents and material constituting the record of proceedings with respect to the certification of the Final EIR is the Director of Community Development of the City of Calabasas.

Section 4. The Community Development Department staff shall prepare a Notice of Determination for the Final EIR consistent with State CEQA Guidelines Section 15094(b), and shall promptly file the Notice of Determination with the County Clerk of the County of Los Angeles.

Section 5. In view of all of the evidence and based on the following findings, the City Council concludes as follows in regards to the project development application:

PROJECT FINDINGS

GENERAL PLAN AMENDMENT

Per section 17.76.050(A) of the Calabasas Municipal Code, the City Council may approve a **General Plan Amendment** provided that the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan.*

For the reasons more fully provided in the General Plan Consistency Table within the Final EIR (hereby incorporated by reference), the proposed amendment of the General Plan land use map is internally consistent with the General Plan,

because it maintains the same mix of land uses for this site as specifically called out in the General Plan's Community Design Element and retains the same 16-acre development area footprint as envisioned for the subject property in the Housing Element, with the remaining 61 acres designated as Open Space – Resource Protection. The amendment will replace the designated Planned Development (PD) component with Business-Retail (BR), while maintaining the Residential Multi-Family (20), and Open Space – Resource Protection components; and it will realign and more clearly define the boundary lines between the three land use designations on the Land Use Map to fit parcel boundaries associated with the proposed tract map (as shown in Attachment 2). Additionally, the proposed amendment will not reduce the acreage of designated open space; it will retain the general shape and limits of the area as envisioned in the General Plan, while also aligning with the contours of the land and the Canyon Oaks project outline. In particular, the proposed amendment to the land use designation map will conform the project's developed areas to the General Plan's intended placement of development in the valley on site, and not on the upper hillsides, reflected in the General Plan's current conceptual designation of the residential and commercial portions of the site as a triangular-shaped area corresponding to the valley's location. Further, it will not eliminate any anticipated future housing capacity in contradiction to the Housing Element; and traffic conditions and requirements will not conflict with the policies and provisions of the Circulation Element. Furthermore, the amendment will allow for development of a new commercial and residential community which conforms to the design requirements of the Las Virgenes Corridor Master Plan and integrates with the surrounding developed area. The design of the project complies with the City's stated policies and objectives for control of storm water runoff, control and management of light pollution, protection of open space, hillside grading, vehicle trip reduction, promotion of alternative modes of travel, and conservation of energy resources.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

Once the general plan amendment and zoning map amendment changes go into effect to allow for the proposed residential subdivision and commercial hotel to be built within the Residential Multi-Family and Commercial Retail zoning districts, the proposed development will conform to General Plan and Development Code standards specific to each of those project components, and will not be detrimental to public interest, health, safety, convenience, or welfare of the City. Additionally, the amendment supports a development project which will have a significantly lesser range and degree of environmental impacts (particularly a much lower number of vehicle trips on area roads), as compared to the land uses and intensity of use envisioned in the General Plan and the Las Virgenes Gateway Master Plan, because the proposed project is less than half

as dense as allowed for in the General Plan for this site. The amendment will also accommodate a development project which will significantly improve public safety and welfare by remediating an existing ancient landslide condition on hillsides proximate to existing housing and public roads.

The project has been reviewed by various agencies, such as the Los Angeles County Fire Department, the Calabasas Department of Public Works, and Las Virgenes Municipal Water District, and has received preliminary approval from these agencies on the basis of compliance with applicable safety and design standards. Final building permit approval will be based upon meeting the required standards of all the necessary agencies. Therefore, the proposed project meets this finding.

3. *The site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested/anticipated land use development(s).*

The subject property is largely undeveloped but already substantially disturbed in the immediate area planned for the project (the proposed residential subdivision and commercial hotel). Two large storm-water detention basins are located in this area, as are several improved roads, culverts and drainage ditches, fences, and previously graded pad areas. The property was also heavily grazed for many decades. The remainder of the 77-acre subject property consists of well-vegetated hillsides characterized by an abundance of California annual grasslands, coastal scrub, and oak woodland. The combined total acreage is clearly sufficient land area to accommodate the proposed project, and even after setting aside the planned 61 acres of open space, the 16 acres of principal focus is ample area for the proposed hotel and 71 homes. The General Plan had identified this 16-acre area for development of as many as 180 housing units and 155,000 square feet of commercial space.

Potable water, recycled water, sewer, electricity, and natural gas utilities are available along the property frontage, and all connections and on-site utilities will be placed below ground, per city requirements. Furthermore, the property fronts Las Virgenes Road, a heavily travelled arterial street to the west, with long established land uses in the vicinity including fast-food restaurants, gasoline service stations and convenience markets, a liquor store, grocery store, telecommunications switching facility, and a 48-home subdivision.

Accordingly, the site is physically suitable for the requested land use development. Additionally, the project has been reviewed by, and has received preliminary feasibility approval from, various agencies such as the Los Angeles County Fire Department, the Calabasas Public Works Department, and the Las Virgenes Municipal Water District. Final building permit approval will be based

meeting the required standards of all the necessary review agencies.

4. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

An Environmental Impact Report (EIR) was prepared for this project. In preparing the EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are no longer significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attachment to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, and neighborhood compatibility benefits of the proposed project, the City as lead agency has made a Statement of Overriding Considerations.

TENTATIVE MAP

Section 17.41.040 of the Calabasas Municipal Code (CMC) states that the review authority may approve, conditionally approve, or deny a proposed **Tentative Map**, provided that the following findings are made (per CMC 17.41.100):

1. *The review authority may approve a tentative map only when the authority first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable specific plan, and that none of the findings for disapproval can be made (see findings 3 and 4 below);*

The proposed subdivision, inclusive of the proposed 71-unit housing subdivision and the 111-room 3-story hotel, and together with the attendant roads, sidewalks, landscaped areas, clubhouse and pool, drainage facilities, and open space lands, is consistent with the City of Calabasas 2030 General Plan because the developed portion of the project will retain the general shape and limits of the development area envisioned in the General Plan, while also aligning with the contours of the land and maintaining the open space area at 61 acres. In particular, the proposed amendment to the land use designation and zoning map will conform the project's developed areas to the General Plan's intended placement of development in the valley on site, and not on the upper hillsides, reflected in the General Plan's current conceptual designation of the residential and commercial portions of the site as a triangular-shaped area

corresponding to the valley's location. Furthermore, based upon the many consistency determinations provided in the General Plan Consistency Table (Table 4.7-2 in the Final EIR), this proposed tentative map is consistent with the Calabasas 2030 General Plan policies as discussed therein. This Tentative Tract Map is not effective unless and until the associated General Plan Amendment and Zone Map Amendment are adopted by the City Council. Accordingly, at such time the General Plan Amendment and Zone Map Amendment become effective, the proposed Tentative Tract Map will be consistent with the General Plan as provided in that Amendment. As a result, the proposed tentative map meets this finding.

2. *That in the interest of public health and safety, proposed road and intersection improvements associated with, or otherwise required, for the subdivision comply with the provisions of CMC 17.46.020;*

To provide access into and from the project site, and as necessary to handle increased traffic volumes, additional public street right-of-way will be dedicated along Las Virgenes Road and at the intersection of Las Virgenes Road and Agoura Road; and the project developer will construct and dedicate improvements to Las Virgenes Road and to the Las Virgenes Road and Agoura Road intersection. The proposed improvements are designed to ensure that the level of service on these two roads continues to meet or exceed the City's minimum level of service requirements, even after development of this project and other adjacent anticipated projects. The subdivider will also make improvements to storm-water conveyance and detention facilities serving the immediate watershed, and will construct recreational amenities for use by new subdivision inhabitants (and pay required impact fees as applicable under Quimby Act recreational facilities impact fee provisions). All proposed site grading, infrastructure system improvements, dedications and easements, lots and parcels, and utilities have been preliminarily designed in accordance with accepted planning and engineering standards, and have been reviewed and tentatively approved by the City Engineer. Accordingly, the proposed subdivision and associated tentative map conform to accepted present-day planning and engineering standards, and the subdivision design requirements of CMC Chapter 17.46. Furthermore, final engineered plans and specifications for the project shall continue to conform to the provisions of CMC Chapter 17.46, as well as the City's Building Codes. The proposed tentative map therefore complies with the provisions of CMC Section 17.46.020.

3. *The proposed tentative map shall be denied if the review authority makes any of the following findings:*

- a. *The proposed subdivision, including its design and improvements, is not consistent with the General Plan, or any applicable specific plan;*

- b. The site is not physically suitable for the type or density of the proposed development;*
- c. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat;*
- d. The design of the subdivision or type of improvements is likely to cause serious public health problems;*
- e. The design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision;*
- f. The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by this Municipal Code or the California Regional Water Quality Control Board; or,*
- g. The proposed subdivision is not consistent with all applicable provisions of this development code, the Municipal Code, or the Subdivision Map Act.*

For the following reasons, the above listed findings for denial of the proposed tract map cannot be made:

- a. Upon adoption of the proposed General Plan and Zoning Map amendments, the proposed subdivision, including its design and improvements, will be consistent with the Calabasas 2030 General Plan and with the Las Virgenes Gateway Master Plan, for reasons previously stated within this Resolution;
- b. The site is physically suitable for the type and density of the proposed development, as stated elsewhere within this Resolution;
- c. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat, as is determined within the Final EIR for the project and as stated elsewhere within this Resolution, and required mitigation measures will reduce potential impacts to less than significant levels;
- d. The design of the subdivision and type of improvements is not likely to cause serious public health problems. After analysis of the proposed project development and operation, it has been determined that with the implementation of mitigation measures, no significant impacts from noise, vibration, dust, pollutant emissions, safety hazards, or hazardous materials

will occur. Additionally, the project will remediate an existing unsafe condition caused by an on-site landslide. Therefore, the above finding cannot be made.

- e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision because no roadways or easements exist to accommodate public access through the subject property except for an approximately 790-foot segment of the New Millennium Trail in the southeast corner of the property. The applicant intends to dedicate a trail easement over to the National Park Service, a conservancy, or another not-for-profit entity willing to take responsibility. Furthermore, the project is conditioned to require the applicant to make an irrevocable offer to dedicate the trail easement.
- f. The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by this Municipal Code or the California Regional Water Quality Control Board because the entire project will be served by a sanitary sewer system to be connected to existing sewer main located along the property frontage; the project is substantially below the intensity of use (and projected sewage volumes) envisioned within the General Plan; and the Las Virgenes Municipal Water District has tentatively approved the project plans.
- g. The proposed subdivision is consistent with all applicable provisions of this development code, the Municipal Code, and the Subdivision Map Act for reasons stated elsewhere within this Resolution and because the proposed subdivision and associated tentative map conform to accepted present-day planning and engineering standards, and the subdivision design requirements of CMC Chapter 17.46.

4. *The proposed tentative map may be denied if the review authority makes any of the following findings:*

- a. *The tentative map is not in conformity with accepted planning or engineering standards;*
- b. *The environmental, public services or facilities costs to the city taxpayers outweigh the advantages created by the proposed subdivision;*
- c. *The proposed development is not compatible with the character of the neighborhood;*

- d. *The proposed development is in an area not desirable for the intensive use proposed; or,*
- e. *A preliminary soils report or geologic hazard report indicates adverse soil or geologic conditions and the subdivider has failed to provide sufficient information, to the satisfaction of the City Engineer, Planning Commission, or City Council, that the conditions can be corrected in the plan for development.*

For the following reasons the above listed findings for denial of the proposed tract map cannot be made:

- a. The subdivider will dedicate additional public street right-of-way and make improvements to Las Virgenes Road and to the Las Virgenes Road and Agoura Road intersection as necessary to handle increased traffic volumes; the subdivider will also make improvements to storm-water conveyance and detention facilities serving the immediate watershed, and will construct recreational amenities for use by new subdivision inhabitants (and pay required impact fees as applicable under Quimby Act recreational facilities impact fee provisions). All proposed site grading, infrastructure system improvements, dedications and easements, lots and parcels, and utilities have been preliminarily designed in accordance with accepted planning and engineering standards, and have been reviewed and tentatively approved by the City Engineer. Accordingly, the proposed subdivision and associated tentative map conform to accepted present-day planning and engineering standards, and the subdivision design requirements of CMC Chapter 17.46; final engineered plans and specifications for the project shall continue to conform to the provisions of CMC Chapter 17.46, as well as the City's Building Codes.
- b. The environmental impacts associated with the proposed subdivision, as documented in the project EIR, will be mitigated to levels below significance, with the only exception being aesthetic impacts related to public views from the Las Virgenes Road scenic corridor, for which a Statement of Overriding Considerations is included within this Resolution. Also, public services costs for development of the project and for on-going operations and occupation of the constructed housing units and hotel will be borne by the owners, inhabitants, and visitors of those uses and facilities, and will not be a burden to the current city taxpayers.
- c. The proposed 71-home subdivision will be characterized by single-family dwellings located on exclusive use areas (similar to lots) ranging in size from 4,163 square feet to 6,759 square feet, which is very similar to the range of sizes for the exclusive use areas within the neighboring

subdivision (4,138 s.f. to 7,001 s.f.); and the sizes of the proposed two-story homes will likewise be similar to the sizes of the two-story homes found on the adjacent property. Meanwhile, the hotel component of the project will be located along Las Virgenes Road directly across the street from a McDonald's restaurant and next door to a Mobil brand gasoline service station and car wash. The 101 Freeway interchange is within 600 feet, and the nearest existing residential housing unit is approximately 445 feet away. Meanwhile, tax revenues to the City from the project, following its completion, are expected to be substantial, largely due to transient occupancy tax receipts expected from the hotel component of the project. Accordingly, the project, inclusive of all proposed uses and intensities of use, is located in an area for which it is both appropriate and desirable, and the project as proposed is compatible with the character of the existing mixed residential and commercial neighborhood.

- d. The proposed project would place a commercial use (the proposed hotel) in the same area where the General Plan currently allows up to 155,000 square-feet of commercial development. Similarly, the proposed project would place 71 residential units, in the same area where the General Plan currently allows 180 residential units. Therefore, the proposal is significantly less intense than what is anticipated by the General Plan and current provided for by the General Plan for this area.
- e. The soils and geological conditions reports (included in the project EIR appendix) indicate that an ancient landslide exists along the north-facing slope of the hillside located along the property's southern boundary. The project is designed and engineered around a comprehensive remediation of the slide, which requires over-excavation of the slide material, followed by replacement of the material into an engineered and compacted slope with appropriate storm-water collection and conveyance improvements. The reports and plans have been reviewed and preliminarily approved by the City Engineer, and are discussed at length in the project EIR.

DEVELOPMENT PLAN

Section 17.62.070 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Development Plan** provided that the following findings are made:

- 1. The proposed use is permitted or conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

Hotels are not an allowed use in the PD zone per Section 17.11 of the CMC. The applicant is requesting to change the zoning of the commercial segment of the property to Commercial, Retail (CR), which conditionally allows hotels. Given the various site constraints and the pre-established 16-acre development limit, flexibility of development standards required for the CR and RM-20 zoning districts via a Development Plan would be necessary to produce a high quality, environmentally sensitive, and economically beneficial development. Modifications are requested for the following standards per Section 17.18.030 of the CMC: building height of hotel, height of walls exceeding six feet, height of residential entry gate and hotel pool fence, lot size of residential "exclusive use areas," residential setbacks, residential driveway width, and length of loop within residential tract. The proposed project meets all other applicable developments standards for the CR and RM zones. A superior project design is achieved as a result of these requested accommodations.

Provided that the Zoning Map Amendment and Development Plan recommended below are approved, the proposed project meets this finding. If the Zoning Map Amendment or Development Plan recommended herein are not approved, the proposed project does not meet this finding.

2. The proposed use is consistent with the General Plan and any applicable specific plan or master plan;

A General Plan Amendment from PD-RMF20-OSRP to BR-RMF20-OSRP for the subject parcel must be approved to accommodate the proposed use. Per the General Plan Consistency Review (Table 4.7-2 in the Final EIR), the project is consistent with numerous General Plan policies including but not limited to Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-7, III-13, III-14, IV-2, IV-4, IV-8, IV-9, IV-13, IV-15, IV-17, IV-18, IV-21, IV-22, IV-23, IV-24, IV-27, IV-28, IV-31, IV-33, IV-36, IV-37, VI-2, VI-11, VI-14, VI-15, VI-18, VI-19, VI-21, VII-1, VII-2, VII-5, VII-6, VII-7, VII-10, VII-16, VIII-8, IX-3, IX-5, IX-6, IX-14, IX-43, IX-46, XIII-7, XIII-9, XII-13, XII-14, XII-17, and XII-29. The General Plan Amendment will not eliminate any anticipated future housing in contradiction to the Housing Element; and traffic conditions and requirements will not conflict with the policies and provisions of the Circulation Element, in fact the proposed use will create less traffic than what is anticipated by the General Plan EIR. Furthermore, the amendment will allow for development of a new hotel, in accordance with the provision in the General Plan that promotes commercial uses that contribute to a sound local economic base. The design of the proposed development will conform with the City's stated policies and objectives for control of storm water runoff, control and management of light pollution, and adherence to General Plan policies concerning vehicle trip reduction, promotion of alternative modes of travel, and conservation of energy resources.

The subject site is considered a prominent parcel in both the Las Virgenes Gateway Master Plan and the Las Virgenes Road Corridor Plan. The proposed project is consistent with the land use objectives of the Master Plan because it contains a mix of land uses, including open space, single-family residential and duplexes, and a commercial retail (hotel) component, and fosters connections via sidewalks to the nearby Las Virgenes Creek. The project is also consistent in terms of architectural style and colors in part because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring roofs. Furthermore, the project is consistent with the goal of integrating sustainable practices into the proposed design, including site planning, building form, materials, and landscaping in that the proposed project's development footprint is limited, will comply with CalGreen standards, provide drought tolerant landscaping, and be "solar ready".

The project site is located within the designated Ventura Freeway Scenic Corridor and is required to comply with the City's Scenic Corridor Development Guidelines. The design guidelines, recommendations, and requirements set forth by the Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) the use of architectural colors and materials similar to the natural surrounding environment, including tan, earth-tone colors, medium to dark non-glare roof materials, and stone and brick accents; (b) landscaping with native and non-native vegetation; and (c) offering peek-a-boo views through the development. Therefore, assuming the General Plan Amendment recommended herein is approved, the proposed project meets this finding. If the General Plan Amendment recommended herein is not approved, the proposed project does not meet this finding.

3. *The approval of the development plan for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and*

An Environmental Impact Report (EIR) was prepared for this project. In preparing the EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are no longer significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attachment to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, and neighborhood compatibility benefits of the

proposed project, the City as lead agency has made a Statement of Overriding Considerations.

4. *The location, design, scale and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.*

The site is located at the intersection of Agoura Road and Las Virgenes Road, both of which are arterial roadways designed to handle high traffic volumes. The project site is also located within 600 feet of the freeway interchange with Highway 101. Collector and local roads serving residential communities will not be utilized to access the site. Surrounding land uses include a 48-home residential subdivision, gas stations, car washes, fast-food restaurants with drive-thru services, convenience markets, auto service/repair, a supermarket, a liquor store, two-story shopping centers, and a variety other commercial and office uses.

The proposed 71-home subdivision will be characterized by single-family dwellings located on exclusive use areas (similar to lots) ranging in size from 4,163 square feet to 6,759 square feet, which is very similar to the range of sizes for the exclusive use areas within the neighboring subdivision (4,138 s.f. to 7,001 s.f.); and home sizes will also be similar to those found on the adjacent property. Meanwhile, the hotel component of the project will be located approximately 445 feet away from the nearest existing residential housing unit, and will be situated along Las Virgenes Road directly across the street from a McDonald's restaurant and next door to a Mobil brand gasoline service station and car wash; thus, the project, as proposed and inclusive of all uses and intensities of use, is compatible with the character of the existing mixed residential and commercial neighborhood.

The clustered-style development proposed by the project, and as requested by the Development Plan, results in a product that is highly compatible with the existing community, far superior in terms of density than the alternative (allowable density in General Plan), and respectful of 61 acres of open space that are protected by the General Plan now and will be permanently protected via a deed restriction as part of this project.

Furthermore, the Final EIR contains a traffic and circulation study that includes an analysis of cumulative traffic conditions on nearby intersections. The analysis utilizes the traffic forecast generated for the project and adds the traffic generated by other future projects which may be constructed in the study area. According to the study, cumulative traffic conditions of the proposed hotel and residences, in conjunction with future anticipated projects in the vicinity will not exceed the City of Calabasas impact thresholds at any of the analyzed intersections. As a result, the location and operating characteristics of the

proposed uses are compatible with the existing and anticipated future land uses in the vicinity, and the proposed project meets this finding.

SCENIC CORRIDOR PERMIT

Section 17.62.050(D) of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Scenic Corridor Permit** provided that the following findings are made:

- 1. The proposed project design complies with the scenic corridor development guidelines adopted by the council;*

The proposed grading and the addition of buildings on this site would change the visual character of the scenic corridor; however, the design guidelines, recommendations, and requirements set forth by the Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (b) use of on-site landscaping around the perimeter of the site development boundary to physically minimize light spillover impacts; (c) installation of a significant amount of overall landscaping to reduce the visual impact of the proposed project on the viewshed; (d) use of earth-tone colors, medium to dark colored/non-glare roofs, and brick and stone accents for the hotel and residential structures; and (e) articulation of design and incorporation of architectural relief elements that successfully avoid large straight, blank facades. Additionally, and as referenced in the EIR, all feasible mitigation measures to reduce the project's visual impact to the scenic corridor have been incorporated into the design of the project. Therefore, the proposed project meets this finding.

- 2. The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor;*

The Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (b) use of on-site landscaping around the perimeter of the site development boundary to physically minimize light spillover impacts; (c) installation of a significant amount of overall landscaping to reduce the visual impact of the proposed project on the viewshed; (d) use of earth-tone colors, medium to dark colored/non-glare roofs, and brick and stone accents for the hotel and residential structures; and (e) articulation of design and incorporation of architectural relief elements that successfully avoid large straight, blank facades. Additionally, and as referenced in the EIR, all feasible mitigation

measures to reduce the project's visual impact to the scenic corridor have been incorporated into the design of the project.

The project includes outdoor lighting, which for the already developed and heavily traveled Las Virgenes Road corridor is not entirely new or out of character. Meanwhile the project lighting will also carry on into and throughout the subdivision and would introduce nighttime light into an area that is generally not illuminated today. Conceptual photometric plans have been prepared for the project, and staff review has determined that the plans comply with the requirements of the City's Dark Skies Ordinance to prevent light trespass and limit sky glow. Additionally, lighting will be limited to only the developed portion of the property, leaving approximately 80% of the site in its natural state with no lighting whatsoever. Therefore the proposed project meets this finding.

3. *The proposed project is within an urban scenic corridor designated by the General Plan, and includes adequate design and landscaping, which serves to enhance and beautify the scenic corridor;*

The Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (b) use of on-site landscaping around the perimeter of the site development boundary to physically minimize light spillover impacts; (c) installation of a significant amount of overall landscaping to reduce the visual impact of the proposed project on the viewshed; (d) use of earth-tone colors, medium to dark colored/non-glare roofs, and brick and stone accents for the hotel and residential structures; and (e) articulation of design and incorporation of architectural relief elements that successfully avoid large straight, blank facades. The project also includes a densely landscaped berm along Las Virgenes Road that screens views of the proposed hotel. Additionally, and as referenced in the EIR, all feasible mitigation measures to reduce the project's visual impact to the scenic corridor have been incorporated into the design of the project. Therefore, the proposed project meets this finding.

4. *The proposed structures, signs, site development, grading, and/or landscaping related to the proposed use are compatible in design, appearance, and scale, with existing uses, development, signs, structures, and landscaping of the surrounding area;*

The proposed project (inclusive of the 67 single-family homes, four affordable housing units within two duplex buildings, 111-room 3-story hotel, associated landscaping, supporting accessory facilities, and 61 acres of open space), is compatible in design, appearance and scale with existing land uses,

development, signs, structures, and landscaping for the surrounding area because it conforms to the General Plan designations for the area by limiting the development footprint to 16 acres and reducing the intensity of use by more than 50%. Furthermore, the proposed residential subdivision will be nearly identical to the neighboring Colony subdivision (consisting of 48 single-family homes on approximately 12 acres of RM-12 zoned land) in terms of the type of development, which is small-lot single-family homes on exclusive use areas (similar to lots) within a private enclave, and with the homes placed on a graded pad above the nearby commercial corridor. The design of the proposed homes is also compatible with the neighboring Colony subdivision, reflective of the Monterey style architecture suggested in the Las Virgenes Gateway Master Plan. Homes in the Colony average approximately 3,000 square-feet, and occupy exclusive use areas averaging 4,740 square-feet, while the proposed home sizes in the Canyon Oaks project will average roughly 2,893 square-feet, with exclusive use areas averaging 4,949 square-feet.

Site grading will be substantial due to the need to remediate an ancient landslide, as previously discussed within this Resolution and documented in the project EIR. However, the grading quantities (cut and fill) will cancel out because the excavated slide material will be replaced into an engineered slope and the building pads. Grading work for the balance of the project (e.g., beyond the landslide remediation grading), as necessary for accomplishing adequate site drainage, roads and other infrastructure systems, and building pad preparation, is typical and consistent with other developments that have occurred up and down the corridor and is not anticipated to result in the export of any soil from the project site.

Signs on the property will be minimal, and will adhere to the City's sign ordinance standards, as well as the Scenic Corridor requirements for signs. Consequently, the project signs will not be out of character for the surrounding developed area (especially considering the large number of non-conforming signs which exist throughout this area).

The proposed hotel is situated along Las Virgenes Road, among existing commercial uses. Directly across the street is a McDonald's and the two-story Albertson's shopping. Slightly southwest of the hotel site is a two-story mixed office and retail shopping center and a Jack-in-the-Box. To the north, the project abuts an existing gasoline service station with a convenience market and self-serve car wash. Like the Albertson's across the street, the proposed hotel is designed to conform to the Monterey style architecture expected for this corridor.

Finally, the project is consistent with the design requirements of the scenic corridor and the Las Virgenes Gateway Master Plan, as evidenced by the review

and approval recommendation that was issued by the Architectural Review Panel. The ARP determined that use of proposed earth-tone colors, medium to dark, non-glare roofs, and brick and stone accents contribute to the blending of the homes and the hotel with the surrounding natural hillsides; and the use of landscaping, as proposed, would also contribute to the screening and blending of the project into the surrounding natural environment when viewed from the scenic corridor.

Therefore, the proposed structures, signs, site development, grading and landscaping are compatible in design, appearance, and scale with existing uses, development, signs, structures, and landscaping in the surrounding area, and the project meets this finding.

CONDITIONAL USE PERMIT

Section 17.62.060 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Conditional Use Permit** provided that the following findings are made:

- 1. That the proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

The project requires a CUP for two proposed uses: (1) the residential clubhouse facility; and (2) the hotel.

The proposed residential clubhouse facility is a conditionally allowed use in the RM(20) zoning district. The proposed residential clubhouse is categorized as a "neighborhood community center". These clubhouse-type facilities are common among gated residential communities. The proposed clubhouse is fairly small and accommodates only a clubroom, restrooms, and an outdoor pool. Use of this facility would be limited exclusively to residents and their guests. Additionally, for-profit commercial activity will be prohibited.

Hotels are not an allowed use in the PD zone per Section 17.11 of the CMC. The applicant is requesting to change the zoning of the commercial segment of the property to Commercial, Retail (CR), which conditionally allows hotels. With the approval of the requested General Plan and zoning map amendments, the proposed hotel will be conditionally allowable on site. Given the various site constraints and the pre-established 16-acre development limit, flexibility of development standards required for the CR and RM-20 zoning districts via a Development Plan would be necessary to produce a high quality, environmentally sensitive, and economically beneficial development. Modifications are requested for the following standards per Section 17.18.030

of the CMC: building height of hotel, height of walls exceeding six feet, height of residential entry gate and hotel pool fence, lot size of residential “exclusive use areas,” residential setbacks, residential driveway width, and length of loop within residential tract. The proposed project meets all other applicable developments standards for the CR and RM zones. A superior project design is achieved as a result of these requested accommodations.

Provided that the Zoning Map Amendment and Development Plan recommended herein are approved, the proposed project meets this finding. If the Zoning Map Amendment or Development Plan recommended herein are not approved, the proposed project does not meet this finding.

2. The proposed use is consistent with the General Plan and any applicable specific plan or master plan;

Although portions of the proposed project are consistent with the General Plan, a General Plan Amendment from PD-RMF20-OSRP to BR-RMF20-OSRP for the subject parcel must be approved to accommodate the proposed project as a whole. Per the General Plan Consistency Review (Table 4.7-2 in the Final EIR), the project is consistent with numerous General Plan policies including but not limited to Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-7, III-13, III-14, IV-2, IV-4, IV-8, IV-9, IV-13, IV-15, IV-17, IV-18, IV-21, IV-22, IV-23, IV-24, IV-27, IV-28, IV-31, IV-33, IV-36, IV-37, VI-2, VI-11, VI-14, VI-15, VI-18, VI-19, VI-21, VII-1, VII-2, VII-5, VII-6, VII-7, VII-10, VII-16, VIII-8, IX-3, IX-5, IX-6, IX-14, IX-43, IX-46, XIII-7, XIII-9, XII-13, XII-14, XII-17, and XII-29. The General Plan Amendment will not eliminate any anticipated future housing in contradiction to the Housing Element; and traffic conditions and requirements will not conflict with the policies and provisions of the Circulation Element, in fact the proposed use will create less traffic than what is anticipated by the General Plan EIR. Furthermore, the amendment will allow for development of a new hotel, in accordance with the provision in the General Plan that promotes commercial uses that contribute to a sound local economic base. The design of the proposed development will conform with the City’s stated policies and objectives for control of storm water runoff, control and management of light pollution, and adherence to General Plan policies concerning vehicle trip reduction, promotion of alternative modes of travel, and conservation of energy resources.

The subject site is considered a prominent parcel in both the Las Virgenes Gateway Master Plan and the Las Virgenes Road Corridor Plan. The proposed project is consistent with the land use objectives of the Master Plan because it contains a mix of land uses, including open space, single-family residential and duplexes, and a commercial retail (hotel) component, and fosters connections via sidewalks to the nearby Las Virgenes Creek. The project is also consistent

in terms of architectural style and colors in because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring roofs. Furthermore, the project is consistent with the goal of integrating sustainable practices into the proposed design, including site planning, building form, materials, and landscaping in that the proposed project's development footprint is limited, will comply with CalGreen standards, provide drought tolerant landscaping, and be "solar ready".

The project site is located within the designated Ventura Freeway Scenic Corridor and is required to comply with the City's Scenic Corridor Development Guidelines. The design guidelines, recommendations, and requirements set forth by the Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) the use of architectural colors and materials similar to the natural surrounding environment, including tan, earth-tone colors, medium to dark non-glare roof materials, and stone and brick accents; (b) landscaping with native and non-native vegetation; and (c) offering peek-a-boo views through the development. Therefore, assuming the General Plan Amendment recommended below is approved, the proposed project meets this finding. If the General Plan Amendment recommended below is not approved, the proposed project does not meet this finding.

3. *The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and*

An Environmental Impact Report (EIR) was prepared for this project. In preparing the EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are no longer significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attachment to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, and neighborhood compatibility benefits of the proposed project, the City as lead agency has made a Statement of Overriding Considerations.

4. *The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.*

The site is located at the intersection of Agoura Road and Las Virgenes Road, both of which are arterial roadways designed to handle high traffic volumes. The project site is also located within 600 feet of the freeway interchange with Highway 101. Collector and local roads serving residential communities will not be utilized to access the site. Surrounding land uses include a 48-home residential subdivision, gas stations, car washes, fast-food restaurants with drive-thru services, convenience markets, auto service/repair, a supermarket, a liquor store, two-story shopping centers, and a variety other commercial and office uses.

The proposed 71-home subdivision, within which the clubhouse facility is located, will be characterized by single-family dwellings located on exclusive use areas (similar to lots) ranging in size from 4,163 square feet to 6,759 square feet, which is very similar to the range of sizes for the exclusive use areas within the neighboring subdivision (4,138 s.f. to 7,001 s.f.); and home sizes will also be similar to those found on the adjacent property. Meanwhile, the hotel component of the project will be located approximately 445 feet away from the nearest existing residential housing unit, and will be situated along Las Virgenes Road directly across the street from a McDonald's restaurant and next door to a Mobil brand gasoline service station and car wash; thus, the project, as proposed and inclusive of all uses and intensities of use, is compatible with the character of the neighborhood.

The clustered-style development proposed by the project results in a product that is highly compatible with the existing surrounding community, and far superior in terms of density than the alternative (the project seeks to develop less than one-half the allowable density in General Plan). Furthermore, 61 acres of open space that will be permanently protected as part of this project.

Finally, the Final EIR contains a traffic and circulation study that includes an analysis of cumulative traffic conditions on nearby intersections. The analysis utilizes the traffic forecast generated for the project and adds the traffic generated by other future projects which may be constructed in the study area. According to the study, cumulative traffic conditions of the proposed hotel and residences, in conjunction with future projects will not exceed the City of Calabasas impact thresholds at any of the analyzed intersections.

As a result, the location and operating characteristics of the proposed uses are compatible with the existing and anticipated future land uses in the vicinity, and the proposed project meets this finding.

OAK TREE PERMIT

Section 17.32.010 of the Calabasas Municipal Code (CMC) allows the review authority to approve an **Oak Tree Permit** provided that the following findings are made:

- 1. The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The project's oak tree report identifies 198 oak trees on-site, of which 145 would not be affected by the proposed project. Implementation of the project would result in the removal of 39 oak trees, 18 of which are heritage oaks. Twenty-two (22) of the 39 removals are the direct consequence of remedial grading for the landslide repair. Because development of any intensity on this site requires remediation of the ancient landslide, the grading required for remediation of the landslide, in turn, results in the removal of twenty-two (22) oak trees. The removal of the additional seventeen (17) oak trees is the result of grading for the entry-street, construction of the eastern debris basin and drainage structure, excavation of the slope behind the hotel, and non-remedial grading outside of the landslide repair areas, all of which are necessary for development of the site.

Per the project's Oak Tree Mitigation Plan, 410 oak trees are proposed to be planted as impact mitigation on the graded slopes, at prominently visible locations along Las Virgenes Road, and within the areas designated for biological habitat mitigation. Twenty-four of these oaks would be specimen oak trees (60-inch box trees or larger), which would be planted near the entrance to the project site on Las Virgenes Road. Per Mitigation Measure BIO-6, a City-approved oak tree consultant shall prepare a report after the conclusion of grading and construction and then prepare oak tree monitoring reports annually for the next five years based on bi-annual site visits/oak monitoring. Therefore, the proposed project meets this finding.

- 2. The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The project Oak Tree Report identified 198 oak trees on-site, and implementation of the project would result in the encroachment into the protected zones of 14 oak trees. Encroachments would occur at the edges of the manufactured slopes proposed around the building pads, debris basin, and for the landslide remediation. Encroachment would include grade changes within the protected zone of the tree and canopy and/or possible root pruning. These encroachments are necessary for development of the site and to repair the landslide. Therefore, the proposed encroachments are warranted to enable reasonable and conforming use of the subject property.

The Oak Tree Report indicates that the encroachment activities involving the on-site oak trees would not result in significant long-term adverse impacts to the trees. This conclusion has been confirmed by the City's environmental consultant. To further ensure that adverse impacts to the trees are minimized, the applicant shall comply with all of the Oak Tree Report recommendations, all of which have been incorporated into the Conditions of Approval for this Resolution. Therefore, the proposed project meets this finding.

SITE PLAN REVIEW

Section 17.62.020 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Site Plan Review Permit** provided that the following findings are made:

- 1. The proposed project complies with all applicable provisions of this Development Code;*

Hotels are not an allowed use in the PD zone per Section 17.11 of the CMC. The applicant is requesting to change the zoning of the commercial segment of the property to Commercial, Retail (CR), which conditionally allows hotels. Given the various site constraints and the pre-established 16-acre development limit, flexibility of development standards required for the CR and RM-20 zoning districts via a Development Plan would be necessary to produce a high quality, environmentally sensitive, and economically beneficial development. Modifications are requested for the following standards per Section 17.18.030 of the CMC: building height of hotel, height of walls exceeding six feet, height of residential entry gate and hotel pool fence, lot size of residential "exclusive use areas," residential setbacks, residential driveway width, and length of loop within residential tract. The proposed project meets all other applicable developments standards for the CR and RM zones. A superior project design is achieved as a result of these requested accommodations.

Provided that the Zoning Map Amendment and Development Plan recommended herein are approved, the proposed project meets this finding. If the Zoning Map

Amendment or Development Plan recommended herein are not approved, the proposed project would not meet this finding.

2. *The proposed project is consistent with the General Plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;*

A General Plan Amendment from PD-RMF20-OSRP to BR-RMF20-OSRP for the subject parcel must be approved to accommodate the proposed use. Per the General Plan Consistency Review (Table 4.7-2 in the Final EIR), the project is consistent with numerous General Plan policies including but not limited to Policies: II-8, II-9, II-10, II-11, II-12, II-17, III-7, III-13, III-14, IV-2, IV-4, IV-8, IV-9, IV-13, IV-15, IV-17, IV-18, IV-21, IV-22, IV-23, IV-24, IV-27, IV-28, IV-31, IV-33, IV-36, IV-37, VI-2, VI-11, VI-14, VI-15, VI-18, VI-19, VI-21, VII-1, VII-2, VII-5, VII-6, VII-7, VII-10, VII-16, VIII-8, IX-3, IX-5, IX-6, IX-14, IX-43, IX-46, XIII-7, XIII-9, XII-13, XII-14, XII-17, and XII-29. The General Plan Amendment will not eliminate any future housing capacity in contradiction to the Housing Element; and traffic conditions and requirements will not conflict with the policies and provisions of the Circulation Element, in fact the proposed use will create less traffic than what is anticipated by the General Plan EIR. Furthermore, the amendment will allow for development of a new hotel, in accordance with the provision in the General Plan that states that B-BP uses should provide employment opportunities and a net positive income stream to the City. The design of the proposed development will conform with the City's stated policies and objectives for control of storm water runoff, control and management of light pollution, and adherence to General Plan policies concerning vehicle trip reduction, promotion of alternative modes of travel, and conservation of energy resources.

The subject site is considered a prominent parcel in both the Las Virgenes Gateway Master Plan and the Las Virgenes Road Corridor Plan. The proposed project is consistent with the land use objectives of the Master Plan because it contains a mix of land uses, including open space, single-family residential and duplexes, and a commercial retail (hotel) component, and fosters connections via sidewalks to the nearby Las Virgenes Creek. The project is also consistent in terms of architectural style and colors because it will be constructed in accordance with Monterey/Spanish style architecture, and will be colored in earth tones, with concrete S-tile, medium colored, non-glaring roofs. Furthermore, the project is consistent with the goal of integrating sustainable practices into the proposed design, including site planning, building form, materials, and landscaping in that the proposed project's development footprint is limited, will comply with CalGreen standards, provide drought tolerant landscaping, and be "solar ready".

The project site is located within the designated Ventura Freeway Scenic Corridor and is required to comply with the City's Scenic Corridor Development Guidelines. The design guidelines, recommendations, and requirements set forth by the Scenic Corridor Development Guidelines have been incorporated into the site design to minimize the visual impact of the project to scenic vistas. These include: (a) the use of architectural colors and materials similar to the natural surrounding environment, including tan, earth-tone colors, medium to dark non-glare roof materials, and stone and brick accents; (b) landscaping with native and non-native vegetation; and (c) offering peek-a-boo views through the development. Therefore, provided that the General Plan Amendment recommended herein is approved, the proposed project meets this finding. If the General Plan Amendment recommended herein is not approved, the proposed project would not meet this finding.

The project is also required to comply with the requirements set forth in Section 17.20.150 (Hillside and Ridgeline Development) of the CMC. The project achieves the purposes of the City's Hillside ordinance by including the use of landscape and sloped rooflines in order to complement the contours of the dominant ridgelines, and the use of plantings along the street-facing slopes of development to screen and soften the building architecture. Also, the more substantial retaining walls have been situated behind buildings and toward the rear of the project development area where the walls are screened from public view. Therefore, based on the preceding, and upon the Scenic Corridor Permit findings provided within this resolution, the proposed project meets this finding.

3. *The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);*

An Environmental Impact Report (EIR) was prepared for this project. In preparing the EIR, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The EIR identifies the areas where the project may have a potential effect on the environment. With the exception of Impact AES-3 (substantial degradation of the site's visual character), all other impacts listed as potentially significant have been mitigated to levels that are no longer significant. A Mitigation, Monitoring and Reporting Program is incorporated by reference and attachment to this resolution. Regarding Impact AES-3, all feasible mitigation measures have been considered and incorporated to lessen impacts to the visual character of the site to the extent feasible. The impact is acknowledged, but based on the environmental, economic, and neighborhood compatibility benefits of the proposed project, the City as lead agency has made a Statement of Overriding Considerations.

4. *The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;*

The proposed project (inclusive of the 67 single-family homes, four affordable housing units within two duplex buildings, 111-room 3-story hotel, associated landscaping, supporting accessory facilities, and 61 acres of open space), is compatible in design, appearance and scale with existing land uses, development, signs, structures, and landscaping for the surrounding area because it conforms to the General Plan designations for the area by limiting the development footprint to 16 acres, as provided for in the Housing Element, and reducing the intensity of use by more than 50%. Furthermore, the proposed residential subdivision will be nearly identical to the neighboring Colony subdivision (consisting of 48 single-family homes on approximately 12 acres of RM-12 zoned land) in terms of the type of development, which is small-lot single-family homes on exclusive use areas (similar to lots) within a private enclave, and with the homes placed on a graded pad above the nearby commercial corridor. The design of the proposed homes is also compatible with the neighboring Colony subdivision, reflective of the Monterey style architecture suggested in the Las Virgenes Gateway Master Plan. Homes in the Colony average approximately 3,000 s.f. and occupy exclusive use areas averaging 4,740 square-feet, while the proposed home sizes in the Canyon Oaks project will average roughly 2,893 square-feet, with exclusive use areas averaging 4,949 square-feet.

The proposed hotel is situated along Las Virgenes Road, among existing commercial uses. Directly across the street is a McDonald's and the two-story Albertson's shopping. Slightly southwest of the hotel site is a two-story mixed office and retail shopping center and a Jack-in-the-Box. To the north, the project abuts an existing gasoline service station with a convenience market and self-serve car wash. Like the Albertson's across the street, the proposed hotel is designed to conform to the Monterey style architecture expected for this corridor.

Site grading will be substantial due to a requirement to remediate an ancient landslide, as previously discussed within this Resolution and documented in the project EIR. However, the grading quantities (cut and fill) will cancel out because the excavated slide material will be replaced into an engineered slope and the building pads. Grading work for the balance of the project (e.g., beyond the landslide remediation grading), as necessary for accomplishing adequate site drainage, roads and other infrastructure systems, and building pad preparation, is typical and consistent with other developments that have occurred up and down the corridor and is not expected result in any export or import of soil to or from the site.

Signs on the property will be minimal, and will adhere to the City's sign ordinance standards, as well as the Scenic Corridor requirements for signs. Consequently, the project signs will not be out of character for the surrounding developed area (especially considering the large number of non-conforming signs which exist throughout this area).

Finally, the project is consistent with the design requirements of the scenic corridor and the Las Virgenes Gateway Master Plan, as evidenced by the review and approval recommendation that was issued by the Architectural Review Panel. The ARP determined that use of proposed earth-tone colors, medium to dark, non-glare roofs, and brick and stone accents contribute to the blending of the homes and the hotel with the surrounding natural hillsides; and the use of landscaping, as proposed, would also contribute to the screening and blending of the project into the surrounding natural environment when viewed from the scenic corridor.

Therefore, the proposed structures, signs, site development, grading and landscaping are compatible in design, appearance, and scale with existing uses, development, signs, structures, and landscaping in the surrounding area, and the project meets this finding.

5. *The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features;*

The project will occupy approximately 16 acres of previously disturbed lands (characterized by previously graded pads, improved roads, two large debris basins, channelized drains and ditches, and heavily grazed hillsides) as part of a much larger 77-acre property. The proposed project (inclusive of the 67 single-family homes, four affordable housing units within two duplex buildings, 111-room 3-story hotel, associated landscaping, supporting accessory facilities, and 61 acres of open space), is 50% less dense than what is allowed on this site by the General Plan. By limiting the development to a pre-established 16-acre area, the project proposes to confirm the General Plan's existing protection for the 61 acres of open space by permanently preserving via a deed restriction of the 61 acres as protected open space. Clustering of residential units, as proposed by the project, was anticipated by the General Plan. Therefore, the proposed project meets this finding.

6. *The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.*

Proposed project development is concentrated on significantly disturbed portions of the 77-acre property, in the westernmost quadrant, close to Las Virgenes Road (an arterial roadway carrying more than 30,000 vehicles per day, and

fronted by a wide range of highway-oriented commercial businesses in close proximity). This approach clusters the proposed housing and hotel in the least intrusive portions of the property – away from steep hillsides, sensitive vegetation, riparian and wetland areas, and wildlife habitat areas. Although substantial additional site disturbance will result from the proposed project due to the need to remediate the ancient landslide area (the slide must be over-excavated and then re-formed and re-compacted, thereby improving public safety), more than 79% of the property will be maintained as open space area, of which 38.87 acres (50% of the property) will remain entirely undisturbed even during construction.

The addition of buildings to this currently graded site would change the existing visual character of the site; however, the design guidelines, recommendations, and requirements set forth in the Scenic Corridor Development Guidelines have been incorporated into the project design to minimize the visual impact of the project to scenic vistas. These include: (a) incorporation of contour grading and wetland and oak tree mitigation to mimic a natural hillside; (b) use of on-site landscaping around the perimeter of the site development boundary to physically minimize light spillover impacts; (c) installation of a significant amount of overall landscaping to reduce the visual impact of the proposed project on the viewshed; (d) use of earth-tone colors, medium to dark colored/non-glare roofs, and brick and stone accents for the hotel and residential structures; and (e) articulation of design and incorporation of architectural relief elements that successfully avoid large straight, blank facades. Additionally, and as referenced in the EIR, all feasible mitigation measures to reduce the project's visual impact to the scenic corridor have been incorporated into the design of the project. Therefore, the proposed project meets this finding.

Section 6. In view of all of the evidence and based on the foregoing findings and conclusions, the City Council approves File No. 140000011, as recommended by the Planning Commission in Planning Commission Resolution No. 2016-610, except as modified per Attachment F of the April 13, 2016 City Council staff report and Attachment B of the May 25, 2016 City Council staff report, and subject to the following agreements and conditions:

I. EFFECTIVE DATE

This resolution is not effective unless and until Ordinance No. 2016-333 takes effect.

II. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to the approval of this File No. 140000011, including the City's adoption of the requested General Plan amendments, Zoning Map amendments and all other requested permits, or any other activities conducted pursuant to this File No. 140000011. Accordingly, to the fullest extent permitted by law, The New Home Company shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this File No. 140000011, or the activities conducted pursuant to this File No. 140000011. The New Home Company shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

III. CONDITIONS OF APPROVAL

Community Development Department/Planning

1. The proposed project shall be built in compliance with the approved plans on file with the Planning Division, dated July 9, 2015, except for project components that have been modified per Attachment F of the April 13, 2016 City Council staff report and Attachment B of the May 25, 2016 City Council staff report. A comprehensive updated set of plans, reflecting the approved modifications and integrating said modifications with the balance of the project, shall be submitted to Planning staff no later than the effective date of Ordinance No. 2016-333.
2. All project conditions shall be imprinted on the title sheet(s) of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors.
3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped approved by staff. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff will be reviewed by the Planning Commission and City Council. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission and City Council. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.

4. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval and project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.
5. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
6. Per the discretion provided in Section 17.64.050 of the CMC, this approval shall be valid for five (5) years and eleven days from the date the associated Zoning Map Amendment goes into effect per the adopted City Council Ordinance. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
7. Prior to the issuance of a grading or building permit, the applicant shall submit a complete final landscaping design and documentation package consistent with Chapter 17.26 of the Calabasas Municipal Code and the California Model Water Efficient Landscape Ordinance, to the Community Development Director for review and approval.
8. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Community Development or his/her designee.

9. All planting within the traffic visibility area will comply with Section 17.26.040(B)(2)(a)(i) of the CMC and shall not exceed 42" in height, as determined by the Public Works Director.
10. All areas outside of the community landscape areas that are disturbed by grading will be restored to an enhanced native condition.
11. All ground equipment is required to be fully screened from view except as prohibited by applicable law. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
12. All exterior lights are subject to the guidelines set forth in the City's Dark Skies Ordinance (Chapter 17.27 of the Land Use and Development Code).
13. Applicant and/or property owner shall provide permanent art work to fulfill the Art in Public Places requirement or pay an in lieu fee of 1% of the building valuation or the maximum fee of \$150,000 as dictated in the CMC Section 17.24.020(B), the artwork shall be installed or the fee paid prior to the issuance of a Certificate of Occupancy.
14. Signage shall be subject to a sign program and Minor Scenic Corridor permit, which shall be submitted under a separate application and brought to the Planning Commission for review and consideration at a later date. All signage shall comply with the requirements of Section 17.30 of the CMC and be designed per the guidelines in. In addition to commercial signage for the hotel, the sign program shall include all signs that are required as a condition of approval in this resolution.
15. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with Chapter 17.34 of the Calabasas Municipal Code to the satisfaction of the Community Development Director. Compliance shall consist of achieving the equivalent of a "silver" rating (at a minimum) using the LEED (Leadership in Energy and Environmental Design) rating system version 2.0 developed by the United States Green Building Council for non-residential use components.
16. To demonstrate compliance with Chapter 17.34 of the Calabasas Municipal Code, the applicant shall submit two documentation packages to the Community Development Department for review in the following manner:
 - a. Prior to issuance of a building or grading permit, the applicant shall submit to the Building & Safety Division a documentation package documenting compliance with all design-related credits being sought. Review and

approval of the documentation package is required prior to issuance of a building and grading permit. On a case by case basis, the Director may defer this submittal requirement until a later date for the following reasons: 1) If the applicant can demonstrate through the submittal of a contract that the project team includes a LEED Accredited Professional, 2) if the project team can demonstrate experience with completed development of at least one LEED rated project in California, and/or 3) the project is seeking a LEED "gold" rating or higher.

- b. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a final documentation package to the Department of Building and Safety that documents compliance with all remaining undocumented LEED credits. Review and approval of the final documentation package is required prior to the issuance of a Certificate of Occupancy.

- 17. All exterior colors and materials used for construction of the project shall be in substantial conformance with the approved materials and colors palette.
- 18. Prior to commencement of construction, all necessary grading and building permits must be obtained from the department of Public Works and the Building and Safety Division, respectively.
- 19. The project must comply with the building standards in effect at the time of submittal to Building & Safety Division for plan review.
- 20. The project is located within a designated Very High Fire Hazard Severity Zone. The requirements of the Fire Code applicable at the time of Building and Safety Division plan review must be incorporated into all plans.
- 21. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
- 22. The applicant shall implement all required mitigation measures identified in the Mitigation Monitoring and Reporting Program of the Final EIR, attached as Attachment 1 to this Resolution.
- 23. The applicant shall retain a qualified environmental consultant to monitor construction activities for compliance with the mitigation measures in the Final EIR. Within 90 days of completion of the project, the applicant shall submit

documentation prepared by the consultant that verifies compliance with the mitigation measures in the Final EIR.

24. Prior to issuance of grading permits, the applicant shall submit copies of all approved permits from all other Federal, State, and Local agencies with approval authority over the project. These agencies include, but are not limited to the US Army Corps of Engineers, Regional Water Quality Control Board, Las Virgenes Municipal Water District, the California Department of Fish and Wildlife, Los Angeles County Fire Department, and Los Angeles County Public Works. If no permit is required from any of these agencies, the applicant shall submit copies of correspondence from those agencies stating that fact.
25. Violations of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder, pending review and consideration at a public hearing by the City Council.
26. Prior to issuance of Final Certificate of Occupancy, all conditions of approval and mitigation measures shall be completed to the satisfaction of the Director of Community Development.
27. The applicant shall comply with the City's Quimby requirements as outlined in the Calabasas Municipal Code, prior to the issuance of Final Map Recordation and to the satisfaction of the Community Development Director. The applicant may either pay in-lieu fees or dedicate vacant land to the City.
28. Prior to final map approval, the developer will be required to comply with the provisions of Section 17.20.150(B)(28)(a, b, and c) of the CMC related to maintenance of manufactured slopes.
29. The Home Owners Association's Conditions, Covenants, & Restriction's for the project shall be reviewed and approved by the City Attorney prior to recordation.
30. The future Home Owners Association's Conditions, Covenants, & Restriction's shall clarify what accessory structures may or may not be constructed in yard areas.
31. The clubhouse shall be restricted to use by residents and their guests. For-profit commercial uses are prohibited within the clubhouse.
32. Per Section 17.22.030(B)(2) of the CMC, the rental or sale of the four affordable housing units shall be limited to households of very low income (50% of County Median Income).

33. Per Section 17.22.040(E) of the CMC, the developer is required to pay the commercial affordable housing impact fee prior to building permit issuance.
34. The developer is required to pay all other impact fees, including school fees, prior to issuance of building permits.
35. Per Section 17.34.020(C)(6) of the CMC, all streets within the proposed subdivision shall be named and names shall be approved by the City.
36. Per Section 8.34.050(A) and (C) of the CMC, upon no later than seventy-two (72) hours of notice from the City Community Development Department, the property owner shall remove or otherwise abate from the site any graffiti.
37. The applicant shall be responsible for costs associated with City reviews of technical reports submitted for final project approvals.
38. The approximately 61 acres of open space proposed on-site shall be perpetually restricted from future development by recordation of a deed restriction enforced by a Homeowner's Association (HOA)/Codes, Covenants, and Restrictions (CC&R) or by a recordation of a conservation easement, irrevocable offer to dedicate a conservation easement, or similar instrument that ensures the permanent protection of these 61 acres of open space. Whatever instrument is used shall legally preserve the open space areas in perpetuity and shall require management by a local conservation organization or non-profit, such as the Santa Monica Mountains Conservancy, Mountains Restoration Trust or HOA. The easement or similar instrument shall be recorded prior to the issuance of a certificate of occupancy for the 71st residential unit and must be approved as to form by the City Attorney before recordation.
39. All proposed improvements shall remain within the tract boundary, the existing right-of-way, or the 20-foot easement for public road purposes on APN: 2069020016.
40. Construction Activities – No construction shall be permitted on Sundays and holidays, except in the case of a bona fide emergency. Hours of construction activity shall be limited to:
 - i. 7:00 a.m. to 5:00 p.m., Monday through Friday
 - ii. 8:00 a.m. to 5:00 p.m., Saturday

Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent property owners. No vehicles involved in construction of this project shall block the roadway at any

time. The applicant or its successors shall notify the director of Public Works of the construction employee parking locations, prior to commencement of construction.

Community Development Department/OakTree

41. The applicant and property owner shall adhere to the specific recommendations contained within the Oak Tree Report, and all provisions of the Oak Tree Ordinance and policies of the City of Calabasas.
42. Plant replacement oak trees onsite to replace each inch of tree trunk diameter removed at a 1:1 ratio. Replacement may include a combination of replanting and payment of an in-lieu fee (to be determined) to the City's Oak Tree Mitigation Fund.
43. Replacement trees shall be planted onsite in the areas proposed for open space and/or in the restoration areas of the project that exhibit conditions favorable for oak growth. If this is not feasible, then the oaks may be planted on a city-approved off-site property, as detailed in a mitigation agreement.
44. The applicant shall be responsible for the monitoring and maintenance of the mitigation oaks and relocated trees (if any) for a minimum of five years. If any replacement or relocated tree(s) die during the five-year period, the applicant shall plant new replacement trees and the five-year monitoring period shall begin again from the date of planting for the replacement oak.
45. Monitoring intervals will be determined by the project's Oak Tree Consultant (Consulting Arborist) based on site conditions.
46. Following construction, monitoring will be conducted at least at quarterly intervals for the first three years, and will continue bi-annually for the next two years, or more if warranted.
47. Monitoring of trees to be relocated (if any) will commence at least three months prior to any encroachment or grading activities so as to provide important baseline information used to assess the changes in the tree following transplantation. Success criteria for replacement and relocation trees will be based on the success standards set forth in Section VIII.10 of the Oak Tree Preservation and Protection Guidelines.
48. Unless waived by the City, a refundable security deposit, in an equal amount to the PRC value of the removal trees, including the cost of planting and possible replacement, shall be deposited in trust (e.g. a performance bond or similar instrument) with the City of Calabasas (prior to the issuance of the grading permit) to guarantee the implementation of successful replacement. The deposit shall be

refunded upon satisfactory completion of the mitigation requirements at the conclusion of the 5-year monitoring period.

49. A mitigation planting plan shall be prepared and submitted for approval City prior to project commencement (i.e., grading permit). If oaks are to be relocated, the plan shall include a relocation feasibility report prepared by an oak relocation specialist.
50. The applicant shall be responsible for notifying the City's Oak Tree Specialist and the project's Consulting Arborist of any changes in the scope of the work and shall insure that all work is performed in accordance with applicable ordinances, permits and procedures. Work performed within the protected zones of the trees shall be preceded by not less than 48-hours' notice of same to the City's Oak Tree Specialist and the project's Consulting Arborist.
51. Grading or trenching work in the protected zone of the trees approved for encroachment must be done using hand implements only; the use of mechanized tools or equipment is prohibited except where absolutely necessary AND pre-approved by the City and the project's Consulting Arborist.
52. All work conducted within the protected zone of the oak trees shall be performed in the presence of the project's Consulting Arborist. The protected zone shall commence from a point five (5) feet outside of the dripline and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of an oak tree. For trees with a DBH of 24 inches or greater, in no case shall the protected zone be less than fifty (50) feet from the trunk of the oak tree. Monitoring of the work by a consulting arborist is subject to inspection and approval by the City's Oak Tree Specialist and shall not relieve the Contractor of the obligation to fulfill all of these conditions.
53. Where absolutely necessary and as approved by the City's Oak Tree Specialist, limited mechanized equipment may be used as follows: a rubber-tired excavator or larger mechanized equipment may be set up outside of the protected zone of the trees and can reach in under the canopies to avoid damage to the overhanging limbs. When pre-approved, other equipment may be used within the protected zone of trees that have been approved for such encroachment in the Oak Tree Permit. Placement of anti-compaction material prior to protected zone access by equipment may be required.
54. All roots pruned shall consist of clean, 90-degree angle cuts and shall not be sealed unless directed by the monitoring Consulting Arborist or the City's Oak Tree Specialist. Major roots (2" or greater in diameter) that must be removed should be cut back to the nearest lateral root where feasible.

55. Removal of the natural leaf mulch within the protected zone of the project oak trees is prohibited except where absolutely necessary for encroachment.
56. Upon completion of the work associated with each oak tree approved for encroachment, a four to six-inch layer of certified mulch shall be placed within the protected zone. Where feasible, the native leaf litter should be retained and used as the mulching material.
57. Any canopy pruning for structural or clearance purposes, including dead-wooding, shall be performed by, or under the direction of, a Certified Arborist in compliance with the latest ANSO pruning standards. Smaller limbs should be tied back out of the way to avoid unnecessary pruning for equipment clearance.
58. Equipment, materials, and vehicles shall not be stored, parked or operated within the protected zone of an oak tree, except on an already improved road base for work that is being performed with encroachment approval.
59. Prior to commencement of grading operations, the applicant or his representative shall provide the City with a copy of the protective fencing plan for the oak trees to be preserved onsite.
60. A minimum five (5) foot high chain link fence in concrete footings with posts installed every eight (8) feet and two (2) feet deep into the natural grade will be required to be installed at the outermost edge of the protected zone plus five (5) feet of each oak tree or group of trees. Fencing shall be no closer than 15 feet to the trunk of any protected tree. Exceptions to this policy may occur in cases where oak trees are located on slopes that will not be grubbed or graded, are located in areas where there is no activity planned, or when oaks are approved for encroachment.
61. When oaks are approved for encroachment, the chain link fencing should be placed in such a manner as to afford the tree the maximum amount of protection while allowing for the encroachment. As a visual barrier to contractors, orange snow-fencing or other temporary fencing should be used at the edge of the protected zone while work is not being performed. Such temporary fencing shall be illustrated on the oak tree fencing plan, should be posted with signage that directs contractors to contact the project's Consulting Arborist when work is to be performed in the protected zone, and should remain in place when work is not actively taking place in the protected zone until the encroachment is completed.
62. All work conducted within the protected zone of the oak trees shall be verified by the City's oak tree consultant at the conclusion of the project. A certification letter is required for all work conducted upon oak trees and shall be submitted within 10 working days after completion of work certifying that all of the work was

conducted in accordance with the appropriate permits and the requirements of the Calabasas oak tree protection guidelines.

63. Where chain link fencing is required, signs (minimum 2'x2') must be installed on the fence in four equidistant locations around the tree and must contain the following statement: WARNING - THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF CALABASAS.
64. Fences shall remain in place throughout the entire demolition, grubbing, grading, and construction period and may not be removed without obtaining written authorization from the City.
65. Trees that have had their roots or limbs pruned for grading purposes will be monitored at least at quarterly intervals for the first three years following construction, and will continue bi-annually for the next two years, or more if warranted. If an encroached oak tree should fail as a result of the proposed project during the five-year monitoring period, then the tree shall be replaced according to the standards described in this report.
66. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the Planning Division. The certification shall describe all work performed and shall certify that such work was performed in accordance with the above permit conditions. If any work was performed in a manner not in conformance with these conditions of approval then the applicant's oak tree consultant shall identify the instance or instances of a deviation to any of these conditions.

Public Works Department/Engineering

STREET IMPROVEMENTS

67. The applicant shall install mailboxes and posts per City standards and United States Postal service requirements. The applicant shall provide a letter from U.S. Postal Service securing mailbox location approval prior to installation.
68. Prior to any work being performed within the City right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department.
69. The applicant shall provide plans and details of the project frontage and related street improvements including, but not limited to curb and gutter, sidewalk and driveway to the satisfaction of the City Engineer. Details shall be coordinated with the Planning Division of the Community Development Department, County of Los Angeles Fire Department, the City Landscape Maintenance District (LMD), and the

Traffic Division of the Public Works Department.

70. The applicant shall provide plans and details of the new private street (Street "A") and all interior roadways for City review. The new roadways shall comply with the Los Angeles County Department of Public Works standards and requirements.
71. The project access driveways intersecting the new street shall be designed in compliance with the City's driveway and site access policy as set forth in the City Municipal Code, and also in a manner that will allow full conformance with American's with Disabilities Act. The horizontal and vertical alignment for the project's access driveway shall satisfy requirements of the County of Los Angeles Fire Department and the City Engineer.
72. The applicant shall provide line of sight analyses for the project access driveways onto the private street relative to adjacent road alignment and proposed landscape, graded slopes, walls and utility features to insure adequate sight distance will be provided by the project design.
73. Prior to the Issuance of a Grading Permit, the applicant shall provide a horizontal and vertical alignment for the project's interior streets and access driveways, to the satisfaction of the County of Los Angeles Fire Department and the City Engineer.
74. All pavement structural sections shall be designed by the project Geotechnical Engineer/Consultant and Engineering Geologist and submitted in conjunction with the final soils report for review and approval by the Public Works Department.
75. The applicant shall be responsible for maintenance and repairs of all proposed public street improvements until final acceptance by the City Council.
76. The Right-of-way width of Las Virgenes Road adjacent to Canyon Oaks property and project site should be consistent to the width outlined in the Las Virgenes Road Corridor Design Plan.
77. Applicant shall provide for street improvements for Las Virgenes Road per the adopted Las Virgenes Road Corridor Design Plan and Public Works Department pedestrian circulation requirements along the project frontage. The improvements will include but not be limited to provision for a Class II bike lane, sidewalk, additional pavement and curb and gutter on Las Virgenes Road. The overall proposed curb radius, bike lane and sidewalk width and curb alignment of the roadway improvements fronting the project must be consistent with those recommended in the Las Virgenes Road Corridor Design Plan. To avoid project conflicts, the City Engineer must approve the roadway improvements design prior to the applicant receiving project design approval. Off-site road improvement plans shall be approved and permitted for construction prior to issuance of a grading

permit for the on-site improvements.

78. The applicant shall implement all recommended improvements/modifications per the approved project Traffic Study to the satisfaction of the City Engineer. A signal modification/improvement and restriping of Las Virgenes Road and Agoura Road intersection will be required. Traffic Signal Improvements and Offsite Striping plans shall be approved and permitted for construction prior to issuance of grading permit for the on-site improvements.
79. The applicant shall provide a guarantee for the installation of required street improvements in the form of labor and material and faithful performance bonds or similar security(ies). The required type of bonds/securities and amounts shall be determined by the City Engineer.
80. The roadway improvement striping plans are required to delineate the existing conditions for a distance of up to 500 feet beyond project boundaries to match the current roadway configuration or as directed by the City Engineer.
81. The applicant shall provide and install street name signs prior to occupancy of buildings.

MAPPING AND RELATED DOCUMENTS

82. The applicant shall have a Tract Map prepared for the project. Such map shall be prepared by a Registered Land Surveyor, licensed to practice in the State of California, or a Registered Civil Engineer, whose status allows him to practice land surveying, licensed in the State of California.
83. The Tract Map shall contain a title sheet that includes provisions for signatures of parties required to appear on the map, including, but not limited to, those listed in the Preliminary Subdivision Report. In addition, the cover sheet shall contain provisions for the signature of the City Surveyor, City Engineer, and the Community Development Director of the City of Calabasas.
84. The Tract Map shall contain a plat which reflects the lot boundaries, parcel and property lines, easements of record, any new easements proposed (which are intended to be conveyed by the final map), a metes and bounds legal description, basis of bearings, data tables and other pertinent data.
85. The final map shall be recommended for approval by the Public Works and Community Development Departments and approved by the City Council of the City of Calabasas.
86. The approved final map shall be recorded with the County of Los Angeles prior to

the issuance of a Building Permit by the Community Development Department.

87. The applicant shall provide a current copy of the preliminary title report, prepared within the last 6 months, for the subject property.
88. The applicant's engineer shall plot all referenced easements on the site plans, grading plans and final map.
89. In order to assure that the proposed common area (including, without limitation, any and all private recreational facilities, private open areas, private ways, private NPDES storm water improvements, and private parking) within the subdivision will be properly and adequately maintained, the subdivider shall record with the Los Angeles County Recorder, at the time of recordation of final map, a Declaration of Covenants, Conditions and Restrictions (CC&R's) in a form approved by the City Attorney and legally effective to run with the land.

GRADING AND GEOTECHNICAL

90. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design the proposed construction. The plans should include, but not limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction, over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan should include all laterals and utility lines including sewers and water lines.
91. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvement including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and the Public Works Department requirements.
92. Per conclusions and recommendations of the Geotechnical Feasibility Studies dated January 15, 2015, the applicant shall perform additional detail geologic and

geotechnical study for the project as 100-scale and 40-scale plans are prepared.

93. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with the approved geotechnical studies.
94. All other requirements, notes and regulations arising from plan review as determined necessary by the City and their reviewers will be required and shall be incorporated into the design as the need arises during plan review.
95. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction.
96. The applicant shall eliminate all geologic hazards associated with this proposed development, in accordance with the recommendations of the City's geotechnical consultant and to the satisfaction of the City Engineer.
97. All retaining and privacy walls shall be less than 6 feet in height, unless specifically approved by the City of Calabasas City Council. Wall details and callouts including top of footings shall be included with the Grading Plans. Any walls to be built during rough grading shall be so noted on the plans and shall require the specific approval of the Public Works Department.
98. In addition to global stability analysis, the applicant shall provide an internal and external stability analysis for the proposed segmental walls.
99. Prior to issuance of a grading permit, the applicant shall submit a surety grading improvement bond with the valuation to be determined by the City staff upon submittal of the engineering cost estimate of grading and installation of the drainage device.
100. Prior to issuance of a grading permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).
101. All excavation, grading, site utility installation (private water, sewer and storm drain), pavement construction and related site work shall be observed and approved by the Public Works Department, pursuant to construction permits issued for approved grading and improvement plans. Changed conditions that affect the Grading and Drainage Plans shall be submitted to the Public Works department in the form of a Change Order (Public Works Forms U and U-1), which shall be approved by the City Engineer prior to commencement of any grading activities that do not conform to the approved Grading and Drainage Plans. If the field

conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.

102. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto public streets shall be enforced. All haul routes shall be approved by the City Engineer and a haul route permit shall be obtained prior to starting hauling operations.
103. The grading contractor shall maintain on site at all times a means of controlling dust and other airborne particulates originating from the project site. All exposed, disturbed, and graded areas onsite shall be watered three times (3x) daily, covered with environmentally safe soil stabilization materials, and/or roll compacted, until completion of the project construction to minimize the entrainment of exposed soil. At the discretion of the City Engineer, additional dust palliatives or other effective methods (fencing, screening) may be specified to prevent the migration of airborne dust onto adjacent properties.
104. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report. Any deficiencies noted shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted in writing to the City Engineer.
105. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to the City Engineer for review and approval.
106. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade (Public Works Form O) and Building Pad (Public Works Form O) Certifications forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad Certifications shall be reviewed in conjunction with the Rough Grade Report by the City Engineer.
107. Approval of Rough Grading. The project Rough Grade Report and Rough Grade and Building Pad Certifications shall be reviewed and approved by the City Engineer. Evidence of such approval shall be provided to the Community Development Department, Building and Safety Division, prior to the issuance of a

Building Permit. No Building Permit shall be issued for the project without these approvals.

108. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works, including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes require a review by the Planning Commission and City Council. Any field changes made prior to the approval by the City may result in the posting of a Stop Work Order by the City Engineer. In such case, all related construction activity shall cease pending review and approval of field changes.
109. Prior to issuance of a Certificate of Occupancy (C of O), the project Civil Engineer of record shall provide As-Built or Record Drawings, prepared on mylar, to the City reflecting any changes to the approved plan prior to initiation of final inspection.
110. Final Grade Certification. Prior to the issuance of a Certificate of Occupancy (C of O), the applicant shall submit a Final Grade Certification (Public Works Form P) form. The Final Grade Certification shall be reviewed and approved by the City Engineer prior to the issuance of a C of O for the project.
111. The applicant shall comply with all state requirements for construction within a special studies zone. Copies of the report must be sent to the State Geologist by the applicant prior to the issuance of a Certificate of Occupancy (C of O).
112. The applicant shall provide for the mitigation of the potential for liquefaction, lateral deformation and/or dry sand settlement within the project area and adjacent portions of Las Virgenes Road. The applicant shall provide for additional subsurface exploration and analysis to assure the potential for liquefaction within the project and adjacent portions of Las Virgenes Road is mitigated by the final project design.
113. The applicant shall provide for the mitigation of the existing landslide within the project area. Landslide removal shall occur as directed by the project Geotechnical Engineer, to the satisfaction of the City Engineer.
114. Stabilization fills and subdrain placement shall occur as directed by the project Geotechnical Engineer, in accordance with the recommendations contained in the final Geotechnical Report.
115. The applicant shall provide for the removal of artificial fill, landslide debris,

unsuitable soils and bedrock as directed by the project Geotechnical Engineer, and to the satisfaction of the City Engineer.

116. Upon completion of removal of unsuitable soils, testing shall be performed under the direction of the project Geotechnical Engineer where deemed appropriate to confirm the suitability of the ground improvement performed.
117. Fill placement and related compaction testing, keyway and bench construction and other supervised grading activities shall be observed by the project Geotechnical Engineer, in accordance with the recommendations contained in the final Geotechnical Report. Summaries of observations, tests and other relevant geotechnical data shall be provided to the City Engineer at appropriate intervals during the site grading process.
118. The project grading plans shall be reflective of the excavations necessary to achieve the design grades for the parking garage, adjacent retaining walls, slopes and property lines. Grading plans shall provide sections as necessary to clarify the depth and grade relationships of these excavations.
119. The grading plans and required sections shall clarify the limits of required over-excavation based on the recommendations of the project soils engineer.
120. The applicant shall provide for the control and drawdown of groundwater encountered during excavation operations. The design of such a dewatering system shall be submitted to the Public Works Department and reviewed/approved prior to the issuance of a grading permit.
121. The applicant shall provide for a means of impounding and clarifying groundwater associated with the dewatering system prior to discharge. Such a system shall be submitted for review to the Los Angeles Regional Water Quality Control Board (LARWQCB) prior to the issuance of a grading permit. Evidence of review and approval shall be submitted to the Public Works Department prior to the issuance of a Certificate of Occupancy.
122. Soil corrosivity shall be analyzed by a corrosion engineer and recommendations incorporated in the final Geotechnical Report. Specific recommendations for project concrete construction and the protection of ferrous and copper metals shall be incorporated into the final design provisions for site improvements and building components.
123. Design of retaining/flood walls at debris/detention basins shall be consistent with the recommendations of the project Geotechnical Engineer, with allowances for fluid pressure and impact forces.

124. A seepage analysis shall be prepared for retaining/flood walls at debris/detention basins by the project Geotechnical Engineer. Such analysis shall consider seepage rates based on maximum level fluid surcharge, footing geometry and in-place soils characteristics. Based on calculated rates of seepage, toe drains or other equally effective means shall be specified to insure subdrainage is intercepted and conveyed to an approved point of disposal.

HYDROLOGY AND DRAINAGE

125. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the proposed on-site and off-site drainage systems, including sizing of inlets, conduits, v-ditches, down drains and other structures, storm water detention and water quality mitigation measures, and associated calculations and conclusions. The drainage study shall include documentation that all building finish floor elevations will remain at least one foot above the 100-year storm recurrence interval (Q_{100}) water surface elevation and/or Capital Flood (Q_{50} Bulked and Burned) (whichever is higher), identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior to the issuance of a grading permit.

126. The applicant shall have a drainage analysis prepared for Las Virgenes Road, reflective of drainage areas tributary to the required area of improvement. Such analysis shall take into consideration existing and proposed roadway cross sections and related flow patterns. Such analysis shall be included in the final drainage study.

127. All drainage shall be sloped 2% away from all parts of structures along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal.

128. The applicant's engineer shall provide for interception of off-site drainage and related sediment/debris flows from areas subject to burning. Where attenuation of sediment/debris is not contemplated, and bulk-flow inlets or similar facilities are to be used for this purpose, the design of such facilities and related storm drain conduits shall be consistent with the requirements of the County of Los Angeles.

129. The applicant's engineer shall provide for detention of on-site storm drainage, based on either offsite storm drain capacity limitations or a 'no net increase' approach, whichever yields the greater volume of required detention. In either case the required volume shall be calculated by unit hydrograph or other approved

means. Such calculations shall be included in the final drainage study.

130. The portion(s) of the site intended for detention of storm water shall be reflected on the drainage plans, and include construction details for size, shape, volume, fencing and access for maintenance. Design of the outlet works for the areas of detention shall be such that the required volume of detention is attained and the approved maximum rate of outflow is not exceeded. Details of the design of the detention areas and outlet works shall be consistent with those contained in the final drainage study.
131. The applicant's engineer shall prepare drainage plans detailing the required design of the proposed on-site and off-site storm drain systems. The design shall be consistent with the calculations contained in the final drainage study, with appropriate details to allow for plan review, inspection and construction of the required facilities. The on-site storm drain plans, along with plans for any necessary extensions of offsite storm drain systems and connection details, shall be prepared in plan and profile format, and shall be submitted to the Public Works Department for review and approval prior to the issuance of a grading permit.
132. The applicant shall construct drainage improvements and offer easements needed for street drainage or slopes. All public drainage improvements shall be approved and accepted for operations and maintenance by the County of Los Angeles Flood Control District prior to City approval.
133. The applicant's engineer shall design drainage facilities associated with improvements along Las Virgenes Road. Drainage inlets shall be curb-opening type, located and sized to intercept street flows and limit pavement drainage spread to maintain a 'dry' lane at all times during the peak drainage event. Drainage intercepted by and concentrated in curb and gutter sections shall be intercepted by an appropriately sized curb-opening inlet, and shall not be allowed to cross travel lanes.
134. Unless specifically approved by the City of Calabasas and the County of Los Angeles Public Works Departments, the on-site storm drainage system shall be privately owned and maintained. Drainage plans shall clarify that the on-site storm drain system is not to be maintained by either the City of Calabasas or the County of Los Angeles.
135. The applicant shall provide for the perpetual ownership and a program of regular maintenance of the on-site drainage facilities, including but not limited to the proposed storm drain pipes, catch basins, interceptor ditches, debris basins, detention facilities, water quality treatment devices, area drains, etc. The proposed program shall be submitted to the Public Works Department for approval and shall include exhibits showing the locations of facilities to be maintained, and narrative

descriptions of the facilities with required frequency of maintenance. Any debris and detention facilities shall be adequately detailed to allow the perpetual maintenance of required volume. Such details shall include limits and dimensions of facilities (i.e.: top and bottom dimensions, depth, design volume) such that future maintenance and cleaning efforts shall adequately restore the shape and operational capacity of the facility. The approved program shall be included in the project CC&R's and recorded with a maintenance covenant to insure perpetual maintenance of such facilities and devices.

136. The applicant's engineer shall provide for the mitigation of the project's storm water quality impacts. The applicant's engineer shall provide calculations for the sizing and location of devices intended to mitigate such impacts in accordance with the County of Los Angeles NPDES, SUSMP, and USMP requirements and the County of Los Angeles Low Impact Design (LID) Manual. Choice of best management practices (BMP's) shall be consistent with those reflected in the LID manual and in accordance with the applicant's SUSMP Exhibit. Calculations shall be submitted with the final drainage study. The locations of required water quality treatment devices shall be shown on the drainage plans. Details of the required devices shall be included in the drainage report and detailed on the project plans.

UTILITIES

137. All new utilities serving the proposed project shall be placed underground.
138. All existing overhead utilities (electric, telephone, cable, etc.) along the project frontage and along the project boundaries shall be converted underground.
139. The project shall connect to an existing sewer. The applicant shall construct a 6-inch minimum sewer lateral to connect the proposed project to the existing available sewer main.
140. The applicant shall have a Sewer Area Study prepared by a Registered Civil Engineer licensed to practice in the State of California. The sewer study shall demonstrate to the satisfaction of the City Engineer that there is available capacity for the projects sewer flows to be added to the downstream sewer collection system.
141. Sewer connection fees shall be paid to the Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees to Public Works prior to issuance of a Building Permit.
142. The project shall connect to an existing water main. The applicant shall construct a water service lateral to connect the proposed project to the existing available water main.

143. Water service connection, associated meter fees and any other miscellaneous fees/assessments shall be paid to Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees (ie: LVMWD's Financial Arrangement Letter) to Public Works prior to the issuance of a Building Permit.
144. The applicant shall grant easements to the City, appropriate agency, or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this project, to the satisfaction of the City Engineer.
145. The applicant shall pay all energy costs associated with street lighting for a period of one year from initial street light use. The applicant shall also complete annexation to the County Lighting Assessment District for payment of future maintenance and power prior to issuance of a certificate of occupancy for the 71st residential unit.

TRAFFIC AND TRANSPORTATION DIVISION

146. The project is located within the Lost Hills/Las Virgenes Road Bridge and Thoroughfare Construction Fee (B&T Fee) District. Project will be required to pay \$3,179 per single family residence (SFR); \$1,971 per multi-family residential unit and \$1,939 per hotel room. As proposed, the B&T fee @ 67 SFR; 4 units and 111 rooms is \$436,106. Final payment amount will be based on number of approved units and hotel rooms. Payment of B&T District Fees to City will be required prior to issuance of a Certificate of Occupancy.
147. Construction activity and traffic control shall be staged such that vehicular, pedestrian and bicycle access to adjacent properties are maintained at all times.
148. The applicant shall be responsible for striping and curb marking changes on Las Virgenes Road and Agoura Road that are affected by the addition of a new private street at the intersection and construction activity near the site. Striping plans prepared by a Registered Civil/Traffic Engineer shall be approved and permitted for construction by the Public Works Department prior to issuance of grading permit for the on-site improvements.
149. The applicant shall be responsible for traffic signal improvements at the intersection of Agoura Road and Las Virgenes Road. The improvements shall include, but not be limited to, adding separate left turn phases on Las Virgenes Road; replacement of a new signal cabinet, signal controller and other appurtenance devices; upgrading signal hardware such as signal heads, standards and safety lights; replacement of new pedestrian countdown signal heads and push buttons; replacement/installation of signal interconnect and underground conduits; and, replacement of the video detection cameras.

150. The applicant shall pay for the signal timing adjustment at the intersection of Las Virgenes Road and Agoura Road. The retiming will also include signal coordination between US-101 SB Ramps and Lost Hills Road on Las Virgenes Road. The payment amount is \$5,000. Payment of the timing adjustment fees to City will be required prior to issuance of a Certificate of Occupancy.

Public Works Department/Environmental Services Division

151. This project will disturb one acre or greater of land, and therefore, must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). Prior to issuance of a grading permit, the applicant must submit to the City:

- a. Proof of PRD filing confirmation with the State Water Resources Control Board under the new General Permit (Order No. 2009-0009-DWQ Permit);
- b. A statement of owner's certification that a State Water Resources Pollution Prevention Plan (SWPPP) has been prepared; and
- c. A copy of the SWPPP prepared for the project complying with all applicable requirements of the Order No. 2009-0009-DWQ.

152. This is a Planning Priority Project as defined in the City of Calabasas' National Pollutant Discharge Elimination System (NPDES) permit. As such, the construction drawings must incorporate the following five requirements into the project design prior to the issuance of the grading permit:

- a. Conserve natural areas;
- b. Protect slopes and channels;
- c. Provide storm drain system stenciling and signage;
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
- e. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

153. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the construction site:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;

- b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
- c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
- d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

154. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit. An Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post-construction best management practices (BMPs) into the design of the project must be prepared and approved prior to issuance of any grading. Please refer to the Los Angeles County *Standard Urban Stormwater Mitigation Plan (SUSMP)* for applicable design requirements. The project-specific USMP shall describe how this project design conforms to all requirements set forth in the SUSMP and must include a fully executed and recorded "Maintenance Covenant for Parcels Subject to SUSMP Requirements" to provide for on-going maintenance of the BMPs that have been chosen.

155. All storm drain catch basins shall be retrofitted with the full capture debris screens approved by the Los Angeles County Flood Control District. The full capture devices shall be similar to the devices installed in adjacent public streets.

156. Provide adequate filtration for all hillside drains to capture debris and sediment before entering the storm drain system.

157. Landscape areas should utilize a concave design to capture irrigation runoff and first $\frac{3}{4}$ inch of a two year storm event for the landscape area only; additional capacity should be included if runoff from the roof and all hardscape areas is directed to landscaped areas.

158. Direct runoff from the driveway toward permeable areas and construct portions of the driveway from porous materials.

159. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to obtain final clearance of occupancy.

160. Per the CMC Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." Recology is the only service provider permitted to operate in Calabasas. An Encroachment Permit is required prior to placing a refuse bin/container on the street.
161. Grading shall be prohibited from October 1st through April 15th, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations.
162. Individuals responsible for SWPPP preparation, implementation, and permit compliance shall be appropriately trained. This includes those personnel responsible for developing the SWPPP called Qualified SWPPP Developer (SQD) and those personnel responsible for installation, inspection, maintenance, and repair of BMPs called the Qualified SWPPP Practitioner (QSP). They shall provide a certificate of appropriate trainings. Training sessions are offered by government agencies or professional organizations.
163. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction site left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.

Las Virgenes Municipal Water District

164. Pay applicable water meter and sewer fees prior to construction.
165. The applicant shall implement and maintain water conservation measures including but not limited to, fixture design and installation (use of ultra-low flush/flow toilets and shower heads), and hot water circulating systems.
166. The applicant shall implement maximum use of recycled water during and after construction, including landscaping and inside the hotel for sanitary purposes. The applicant shall be required to meet all of the District's conditions of service in order to be served.

Los Angeles County Fire Department

167. Obtain all applicable permits and approvals from the Los Angeles County Fire Department.
168. All gates shall be equipped with Fire Department approved locking devices.
169. All access roadways less than 36 feet in width shall be labeled "No Parking Fire Lane" and posted in accordance with Appendix D, Section D103 chapter D103.6 of the County of Los Angeles Fire Code.
170. Submit three copies of the Final Map to LACoFD, Land Development for review and approval prior to recordation.
171. All required fire hydrants shall be installed, tested and accepted or bonded for, prior to Final Map approval. All required fire hydrants shall be installed, tested and accepted prior to construction.

City Council Conditions

172. The applicant shall provide a hiking trail through the development from Las Virgenes Road to the easterly terminus of the property, generally aligned with the former Gun Club Road. Beyond the gates of the residential community, the trail shall remain a natural trail (i.e. compacted earth). The applicant shall enter into a Memorandum of Trail Agreement with the City for the purposes of preserving the trail for public use in perpetuity. The agreement shall be executed prior to recordation of the final tract map. Trail users shall have free access to hotel parking spaces as well as access to hotel restrooms.
173. The hotel, constructed, owned, and operated on the hotel parcel, shall be a minimum four star rated quality hotel.
174. The hotel shall include publicly available amenities such as a café/restaurant and bar, recreation spaces, and indoor/outdoor gathering spaces for adults and families.
175. The hotel shall include a Visitor Information Kiosk with informational materials related to trails and the Santa Monica Mountains National Recreation Area.
176. The homes located on Lots 3 and 4 of the residential tract shall be limited to one story, with a maximum height of 18 feet.

Section 7. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby certifies the adequacy of an Environmental Impact Report and approves File No. 14000011:

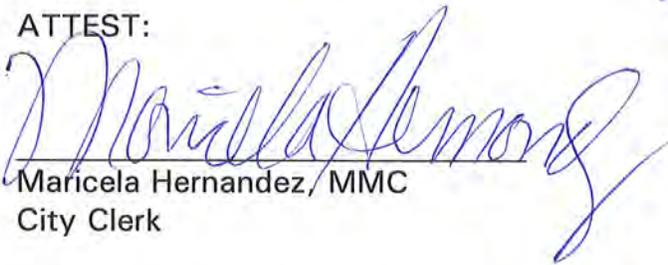
The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 31st day of May, 2016.



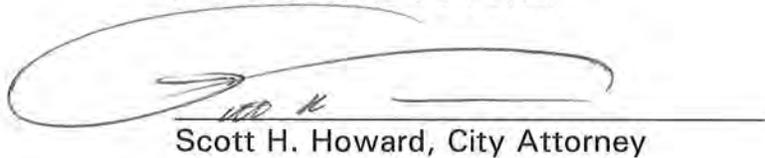
James R. Bozajian, Mayor

ATTEST:



Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:



Scott H. Howard, City Attorney

ATTACHMENTS:

- 1- Mitigation Monitoring and Reporting Program
- 2 - Proposed Partial General Plan Land Use Map

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

The Final EIR included 25 mitigation measures to address potential impacts related to aesthetics, air quality, biological resources, geology and soils, noise, traffic and circulation. The following table will be used as the checklist to determine compliance with this measure.



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
AES-1 Landscaping Plan. Any vegetation included on the Landscaping Plan along Las Virgenes Road shall be species that do not typically grow to a height that would exceed 30 feet.	Review landscaping plan to verify compliance.	Prior to issuance of building permits.	Once.	City of Calabasas Community Development Department.			
Air Quality							
AQ-1(a) Dust Control Measures. The following shall be implemented during grading and construction to control dust. 1. All exposed, disturbed, and graded areas onsite shall be watered three times (3x) daily, covered with environmentally safe soil stabilization materials, and/or roll compacted, until completion of the project construction to minimize the entrainment of exposed soil. 2. Gravel aprons or other equivalent methods shall be used during project construction to reduce mud and dirt trackout onto truck exit routes. 3. The applicant shall assign a site manager to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM generation. 4. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust. 5. Non-toxic soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). 6. Traffic speeds on all unpaved roads shall be reduced to 15 miles per hour or less.	Verify that dust control measures are included as a note on all grading and building permits; field verify compliance.	Prior to issuance of grading and building permits; continuously during grading and construction.	Once for grading and building permit verification; field verification periodically during grading and construction.	City of Calabasas Community Development Department.			
AQ-1(b) Construction Equipment Controls. The following shall be implemented during construction to minimize emissions of NOX, PM ₁₀ , and PM _{2.5} associated with diesel construction equipment. 1. All off-road construction equipment greater than 50 horsepower shall meet U.S. EPA Tier 4	Verify that construction equipment control measures are included as a	Permit check prior to issuance of grading and building permits;	Once for permit check; field verification periodically during grading and	City of Calabasas Community Development Department.			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>emission standards, where available. All construction equipment shall be outfitted with Best Available Control Technology devices certified by ARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by ARB regulations.</p> <p>2. 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) shall be used. If the applicant provides the City evidence that 2010 model year or newer diesel trucks cannot be obtained, the City of Calabasas shall require trucks that meet U.S. EPA 2007 model year NO_x emissions requirements.</p>	note on all grading and building permits.	continuously during grading and construction.	construction.				
Biological Resources							
<p>BIO-1(a) Pre-construction Special-Status Wildlife Surveys and Construction Monitoring. No more than one week prior to vegetation clearing and ground disturbance within the project site, a qualified biologist shall conduct pre-construction surveys for special-status wildlife species within the construction footprint and within a 200-foot survey buffer area. The surveys shall include mapping of current locations of special-status wildlife species for avoidance and relocation efforts and to assist construction monitoring efforts. In addition, during any construction activities involving vegetation clearing, the applicant shall contract with a biologist to conduct biological monitoring so as to assist in avoiding and minimizing impacts to special-status wildlife and protected nesting birds in the path of construction. Other locally important wildlife species or wildlife SSC, which are not formally listed, shall be captured by a qualified biologist, when possible, and relocated to adjacent appropriate habitat within the open space on-site or in suitable habitat adjacent to the project area (either way, at least 200 feet from the grading limits).</p>	Verify that a qualified biologist has conducted pre-construction surveys and continual biological monitoring for special-status wildlife species within the construction footprint and within a 200-foot survey buffer area, if a species is identified. CDFW shall be notified and consulted	Survey prior to issuance of grading permits; field verification as necessary throughout grading and construction.	Once for survey; field verification as needed periodically during construction.	City of Calabasas Community Development Department.			

Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>The CDFW shall be notified and consulted regarding the presence of any special-status wildlife species found on-site during the pre-construction surveys or during biological monitoring. If a Federally-listed species is found prior to or during grading of the site, the USFWS shall also be notified. Only a USFWS-approved biologist shall be authorized to capture and relocate listed species.</p> <p>Pre-construction surveys shall be conducted no more than one week prior to construction activities within the project site. Construction monitoring shall be conducted during any construction activities involving vegetation clearing, or modification of natural habitat. The methods and results of the pre-construction survey(s) and any relocation efforts during those surveys shall be documented in a brief letter report (Pre-Construction Survey Report) and submitted to the City no later than three weeks following the completion of the last survey. The methods and results of the biological monitoring and any relocation efforts conducted during construction shall be documented in a brief letter report (Biological Monitoring Report) and submitted to the City upon completion of vegetation clearance and initial natural habitat alteration.</p>	<p>regarding the presence of any special-status wildlife species and USFWS shall be notified if a federally-listed species is found on-site.</p> <p>Pre-construction surveys shall be conducted no more than one week prior to construction activities within the project site and shall be submitted to the City no later than three weeks after completion.</p>						
<p>BIO -1(b) Conduct Nesting Bird Surveys, Establish Active Nest Avoidance Buffers, and Monitor Active Nests. Because construction is proposed to occur during the bird breeding season (February 1 to August 31), the project is subject to bird survey requirements. Pre-construction nesting bird surveys shall be conducted to determine the locations of nesting birds. Bird surveys shall include a minimum of three nesting bird surveys to be conducted by a qualified biologist, within two weeks, and no more than three days prior to the start of vegetation clearing. Weekly bird nesting surveys shall be</p>	<p>If initial ground disturbing activities occur during the breeding bird nesting season, verify that a qualified biologist has performed a nesting bird survey with</p>	<p>Survey verification prior to issuance of grading permits; field verification as necessary during grading and construction.</p>	<p>Once for survey verification; field verification as necessary periodically during construction.</p>	<p>City of Calabasas Community Development Department.</p>			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>reinitiated if land clearing activities are delayed for more than one week. The nesting bird survey area shall include a buffer around the grading limits and land clearing limits of 500 feet to accommodate potential raptors that could be affected. Generally, if an active bird nest is found, a maximum 300-foot buffer (depending on the species and noise and site conditions) would be established surrounding the nest(s) and shall be flagged for avoidance. If any active raptor nests are found, typically a suitable buffer area of 250-500 feet from the nest shall be established until the nest becomes inactive (absence of eggs, chick, and adults). The avoidance buffer area for nesting birds may be reduced upon the approval of the monitoring biologist as determined by the species nesting and the activity being conducted. If an active nest of a special-status bird species is found, a suitable buffer area of 200-500 feet from the nest (depending on the status of the species) shall be established until the nest becomes inactive, and CDFW/USFWS shall be consulted.</p> <p>If active bird nests are found and avoidance buffers are established prior to or during construction, a biologist shall monitor the active nest(s) during initial land clearing activities and/or construction activities to determine whether the recommended avoidance buffers are adequate to the point that nesting activities are not being stressed or jeopardized. Disturbance may occur within the avoidance buffer area only after the young have fledged (i.e., the birds are no longer reliant on the nest) as determined by the monitoring biologist.</p> <p>The methods and results of the nesting bird survey(s), any nesting bird avoidance efforts as a result of those surveys, and the success of the avoidance buffers shall be documented in a letter report (Nesting Bird Survey and Active Nest Monitoring Report) and shall be submitted to the City no later than three weeks following</p>	<p>results submitted to the City. If active bird nests are located during the pre-construction survey and could be impacted, field verify buffer zones.</p>						



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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the completion of active nest monitoring activities.							
<p>BIO-1(c) Pre-construction Bat Surveys and Construction Monitoring. To avoid the direct loss of bats that could result from removal of trees and/or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark), tree removal or relocation shall be scheduled between October 1 and February 28, outside of the maternity roosting season. If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist shall conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>Each tree and/or structure identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be cut up or mulched immediately. A period of at least 24 hours shall elapse prior to such operations to allow bats to escape.</p>	<p>If trees and/or structures that may provide maternity roost habitat must be removed during the maternity season, verify that a qualified bat specialist has conducted a pre-construction survey with results submitted to the City. If trees and/or structures are identified as potentially supporting an active maternity roost during the pre-construction survey and could be impacted, field verify that the appropriate tree removal method is used.</p>	<p>Survey verification prior to issuance of grading permits; field verification as necessary during grading.</p>	<p>Once for survey verification; field verification as necessary periodically during construction.</p>	<p>City of Calabasas Community Development Department.</p>			
<p>BIO-1(d) Rodent Control. Rodenticides are prohibited. This requirement shall be printed on the landscape plans for each residential development approved, and included in the project covenants, conditions and</p>	<p>Verify that landscape plans, project covenants,</p>	<p>Review of plans prior to issuance of final</p>	<p>Once for plan review; resident communication annually.</p>	<p>City of Calabasas Community Development</p>			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>restrictions ("CC&Rs"), and recorded on the deed for each residential lot. The CC&Rs shall stipulate that the prohibition on rodenticides shall be the subject of at least one annual communication by the HOA to its property owners and residents in the form of a meeting and/or newsletter or electronic update that is distributed to property owners and residents. Evidence of this effort shall be provided to the City Planning and Community Development Department each year by January 1st.</p> <p>Mitigation measures BIO-4(a), BIO-4(b), and BIO-6 required.</p>	<p>CC&Rs and deeds for residential development include prohibition of rodenticides.</p> <p>Verification that evidence of annual communication by the HOA to its property owners and residents in the form of a meeting and/or newsletter or electronic update is provided to the City.</p>	<p>occupancy permits; resident communication annually.</p>		Department.			
<p>BIO-3 Upland Restoration. To mitigate for impacts to purple sage scrub, an upland restoration plan (URP) shall be prepared by a qualified biologist/restoration ecologist, with a primary focus on topsoil salvage to maintain important elements required for a healthy ecosystem, including mycorrhizae (soil fungus), healthy soil structure, balanced soil chemistry needed for native plant uptake, proper characteristics to support naturally occurring vegetation and the wildlife it supports, as well as functionality for needed biological services in the watershed. Specifically, the URP shall include the following:</p> <ul style="list-style-type: none"> •Detailed site location for all aspects of the restoration; •Detailed description and graphics of the mechanics of the topsoil salvage and soil stabilization; •Native plant palette, planting plan, time of year 	<p>Verify that an upland restoration plan (URP) has been prepared by a qualified biologist/restoration ecologist; restoration specialist shall determine restoration adequacy and determine remedial measures in the event that the</p>	<p>Verification that the URP has been completed prior to issuance of grading permits; restoration monitoring annually for a period of five years.</p>	<p>Once URP verification; annual monitoring reports for a period of five years.</p>	City of Calabasas Community Development Department.			



Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>planting will occur, and irrigation plan;</p> <ul style="list-style-type: none"> •Maintenance program and invasive species control program; and •Monitoring and reporting program with measurable success criteria. <p>Planting, maintenance, monitoring, and reporting shall be overseen by a restoration specialist familiar with the restoration of similar native habitats. Determination of restoration adequacy shall be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity. The URP shall include success criteria for monitoring the restoration effort over five years, and include remedial measures in the event that the performance criteria are not met for a particular year. Annual monitoring reports for a period of five years shall include at a minimum results for the following: restoration planting survival, percent cover, species richness, maintenance conducted, contingency measures implemented, qualitative assessment of habitat restoration, exotic plant control efforts, and photo-documentation.</p>	<p>performance criteria are not met.</p>						
<p>BIO-4(a) Agency Coordination. Permits, agreements, and/or water quality certifications from all applicable State and Federal agencies regarding compliance with State and Federal laws governing work within jurisdictional features are required for submission to the City of Calabasas with the grading permit application for the project. The applicant shall provide such permits and/or agreements prior to issuance of a grading permit. In addition, long-term maintenance permits/authorizations are required for maintenance activities to be perpetually conducted in the proposed upstream detention basin in accordance with Los Angeles County Flood Control District's (LACFCD) maintenance standards and practices.</p>	<p>Verify that the applicant has obtained State and Federal permits, agreements, and/or water quality certifications required to work within jurisdictional features.</p>	<p>Prior to issuance of grading permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department.</p>			
<p>BIO-4(b) Restore Jurisdictional Waters, Wetlands, and Riparian Habitats. To mitigate for impacts to potentially jurisdictional features, the applicant shall provide as much in-kind waters and wetlands creation</p>	<p>Verify that a habitat mitigation and monitoring plan</p>	<p>HMMP verification prior to issuance of</p>	<p>Once for HMMP; annual monitoring reports for a</p>	<p>City of Calabasas Community Development</p>			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>within the project site boundaries, as feasible, at a minimum 1:1 mitigation ratio (i.e., for every 1 acre removed, 1 acre shall be created for no net loss), or as otherwise indicated by the regulatory agencies during the permitting process, whichever is greater. Additional mitigation at a ratio of 2:1 will be required to offset a temporal loss of waters and wetlands, or as otherwise indicated by the regulatory agencies during the permitting process, whichever is greater. Native seeds and plant material (cuttings) shall be salvaged from the impact areas prior to construction and used for the on-site restoration/creation effort. Supplemental seed/plantings may be purchased, but shall be sourced from a site within the same watershed as the project site to maintain genetic integrity. A habitat mitigation and monitoring plan (HMMP; discussed in more detail below) shall identify an approach for implementing the conceptual mitigation plan (EIR Figure 4.3-4) for the portion of the mitigation that will be implemented on-site and in-kind.</p> <p>The HMMP shall be prepared by a qualified biologist/restoration ecologist that outlines the compensatory mitigation in coordination with the regulatory agencies. As part of the HMMP, a final mitigation implementation plan detailing what is presented on Figure 4.3-4 shall be submitted to and approved by the City prior to issuance of a grading plan. Specifically, the HMMP and implementation plan shall include the following:</p> <ul style="list-style-type: none"> •Detailed mitigation site location for all aspects of the jurisdictional areas creation, including the location and quantity of each jurisdictional area being created and each habitat type being created (riparian, seep, spring, wet meadow, etc.); •Detailed description and graphics of the mechanics of the creation, including fine grading, contours, check dams, bank stabilization, bio-engineering, 	<p>(HMMP) has been prepared by a qualified biologist/restoration ecologist; A restoration specialist shall determine mitigation adequacy and determine remedial measures in the event that the performance criteria are not met.</p>	<p>building permits; restoration monitoring annually for a period of five years.</p>	<p>period of five years.</p>	<p>Department.</p>			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
					Initial	Date	Comments
<p>saturation levels to be created, and surface flows to be expected;</p> <ul style="list-style-type: none"> •Native plant palette, planting plan, time of year planting will occur, and irrigation plan; •Maintenance program and invasive species control program; and •Monitoring and reporting program with measurable success criteria. <p>Planting, maintenance, monitoring, and reporting shall be overseen by a restoration specialist familiar with the restoration of similar native habitats. Determination of mitigation adequacy shall be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity (such as upstream or downstream of the restoration site). The HMMP shall include success criteria for monitoring the restoration effort over five years. The HMMP shall also include remedial measures in the event that the performance criteria are not met for a particular year. Annual monitoring reports for a period of five years shall include at a minimum results for the following: restoration planting survival, percent cover, species richness, maintenance conducted, contingency measures implemented, qualitative assessment of habitat restoration, exotic plant control efforts, and photo-documentation. Ultimately, the mitigation provided within the HMMP shall be consistent with the requirements pursuant to permits obtained by all regulating agencies.</p> <p>If required riparian/wetland creation cannot be achieved entirely on-site, the balance shall be achieved by payment of in lieu fees (i.e., Santa Monica Mountains Conservancy, Mountains Restoration Trust, or Ojai Valley Land Conservancy). "In-lieu-fee" mitigation occurs in circumstances where a Permittee provides funds to an in-lieu-fee sponsor instead of either completing project-specific mitigation or purchasing</p>							



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credits from a mitigation bank approved under the Banking Guidance. Those organizations considered qualified to implement formal in-lieu-fee arrangements typically work in advance with the Corps to ensure that authorized impacts will be offset fully on a project-by-project basis consistent with Section 10/404 permit requirements. Off-site mitigation lands shall be located as close to the project site as feasible. Off-site land shall be preserved through a conservation easement, and an HMMP shall identify an approach for funding assurance for the long-term management of the conserved land.							
BIO-5(a) Protect Remaining and Restored Open Space. Approximately 61 acres (79 percent) of the 77.22-acre site would remain undeveloped under the proposed project. Approximately 22 acres of the undeveloped 61 acres would be open space landscaping, slope face landscaping, and riparian/wetland and oak woodland habitat restoration. These areas are located mainly in the northern, southern, and eastern portions of the project site, adjacent to the surrounding preserved open space areas. To mitigate restricting the City's mapped wildlife corridor by one quarter of its width, all restored and avoided land within the project site (approximately 61 acres and 79 percent of the project site) shall be designated open space. The approximately 61 acres of dedicated open space would surround the permanently developed areas (16 acres) of the site (see EIR Figure 4.3-2). This would create an open space buffer around the residential and commercial development and would also help to preserve the remaining portions of the City's mapped movement corridor within the parcel, which is adjacent to, and connected with, land owned by the Mountains Recreation and Conservation Authority to the east. The approximately 61 acres of open space proposed on-site shall be perpetually restricted from future urban development by recordation of a deed	Review final site plan to ensure 61 acres of the site are designated as open space; an easement or similar instrument shall be instituted to ensure open space protection from future development; signage shall be posted along the edge of the open space area indicating a permanently protected area.	Review of final site plan prior to issuance of grading permits; signage and easement, or similar instrument, prior to the issuance of a certificate of occupancy for the 71 st residential unit	Once for final site plan review once; once for verification of easement of similar instrument.	City of Calabasas Community Development Department.			



Mitigation Monitoring and Reporting Program

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restriction enforced by a Homeowner's Association (HOA)/Codes, Covenants, and Restrictions (CC&R) or by recordation of a conservation easement or similar instrument. Whatever instrument is used, it shall legally preserve the open space areas in perpetuity and shall require management by a local conservation organization or non-profit, such as the Santa Monica Mountains Conservancy, Mountains Restoration Trust or HOA. The easement or similar instrument shall be recorded prior to the issuance of a certificate of occupancy for the 71 st residential unit. Signage shall be posted and maintained at conspicuous locations along the edge of the protected open space indicating that it is a permanently protected open space area.							
<p>BIO-5(b) Fencing. Any perimeter fencing around the 61-acre open space area of the project site shall be wildlife friendly, as required in Section 17.20.100(H) (Fences, Walls and Hedges; Fencing for Wildlife Movement) of the City of Calabasas Land Use and Development Code (January 2010). Fencing shall be easily bypassed by all species of wildlife found within the Santa Monica Mountains and shall be subject to the standards required by the Calabasas Land Use and Development Code 17.20.100(H). As such, wildlife friendly fencing shall be used as required to provide permeability through and over fencing for access to adjacent habitats and to retain connectivity of the habitats on-site with the habitats off-site.</p> <p>All fencing within the project site shall be constructed with materials that are not harmful to wildlife including, but not limited to, spikes, glass, razor, or barbed wire. All hollow fence posts shall be capped to prevent birds and other wildlife from entering and becoming entrapped.</p>	Review final plans to verify use of wildlife friendly fencing and compliance with Section 17.20.100(H) (Fences, Walls and Hedges; Fencing for Wildlife Movement) of the City of Calabasas Land Use and Development Code (January 2010).	Prior to issuance of building permits.	Once.	City of Calabasas Community Development Department.			
<p>BIO-6 Oak Tree Replacement. An Oak Tree Permit shall be obtained from the City of Calabasas prior to any oak tree removal, which will include an oak tree mitigation program. A copy of the approved oak tree</p>	Verification that an Oak Tree Permit has been obtained for oak	Oak tree permit verification prior to	Once for oak tree permit and oak tree consultant	City of Calabasas Community Development			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>permit and the associated oak tree report shall be kept on-site during all construction.</p> <p>The City of Calabasas Oak Tree Ordinance No. 2006-222, and Section V.B of the City of Calabasas Oak Tree Preservation and Protection Guidelines, requires conditions to offset the impacts associated with the loss of an oak tree, oak limbs, or encroachment into an oak tree protected zone, which may include but are not limited to any combination of payment of an in-lieu fee to the oak tree mitigation fund, planting of replacement oak trees at locations proposed by the applicant and approved by the City Arborist, and/or relocation (see CMC 17.32.010). If the conditions include replacement, for every inch of tree, limb, or root removed, a minimum of one inch shall be replaced (refer to EIR Figures 2-6 and 4.3-5 for a conceptual illustration of proposed oak tree planting areas).</p> <p>In addition, an Oak Tree Mitigation Program shall be prepared and submitted to the City. The Oak Tree Mitigation Program shall include a monitoring schedule, and the maintenance and care program outlined in the Oak Tree Report shall be carried out by qualified professionals. In addition, final landscape plans shall include minimum oak tree mitigation as required by the City of Calabasas and/or the resource agencies. The Oak Tree Mitigation Program shall include an inventory of all oak trees ultimately removed or encroached upon during project activities, the mapped locations of restoration areas, a restoration implementation plan (detailing site preparation and planting, irrigation, and fertilization practices), an oak tree fencing plan during construction, encroachment zone damage and disease protection measures, detailed maintenance program practices, and success criteria. Success criteria shall consider survivorship of oak trees under natural conditions sufficient to replace those oaks (inches of oaks) removed or transplanted within the</p>	<p>tree removal and that an Oak Tree Mitigation Program has been submitted with final landscape plans with minimum oak tree mitigation as required by the City and/or resource agencies.</p> <p>Verify that a City-approved oak tree consultant has prepared a report after the conclusion of grading and construction as well as annual oak tree monitoring reports.</p>	<p>issuance of grading permits; oak tree consultant report verification prior to issuance of occupancy permits; monitoring annually.</p>	<p>report verification; annually for five years based on bi-annual site visits/oak monitoring.</p>	<p>Department.</p>			



Mitigation Monitoring and Reporting Program

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<p>property, using a minimum 1-inch:1-inch ratio.</p> <p>A City-approved oak tree consultant shall prepare a report after the conclusion of grading and construction and then prepare oak tree monitoring reports annually for the next five years based on bi-annual site visits/oak monitoring. The reports shall include a summary of conditions and certification of compliance with all conditions of the permit, including but not limited to, minimum tree replacement numbers, establishment goals, and the health of all replaced, remaining, or relocated trees.</p>							
Geology and Soils							
<p>GEO-1(a) Geotechnical Recommendations. On-site development shall require, and comply with, all recommendations contained in Section 8.0 of the Update Geotechnical Feasibility Assessment for Tract 71546 prepared by RJR Engineering Group, Inc. (January 2015). At a minimum, any buildings considered essential facilities, as defined in the California Building Code, shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the California Building Code. Compliance with these requirements shall be verified by the City of Calabasas Building and Safety Department prior to issuance of a grading permit.</p>	<p>Verify compliance with applicable provisions of the California Building Code and recommendations contained in Section 8.0 of the Update Geotechnical Feasibility Assessment for Tract 71546.</p>	<p>Prior to issuance of grading permits.</p>	<p>Once.</p>	<p>City of Calabasas Public Works Department.</p>			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>GEO-1(b) Building Design. All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed to withstand the upper bound earthquake ground motion. The building designs shall take into consideration the most current and applicable seismic attenuation methods that are available. Specifically, all onsite structures shall comply with applicable provisions of the California Building Code, applicable chapters of the City of Calabasas Municipal Code, and Section 8.0 of the Update Geotechnical Feasibility Assessment for Tract 71546 prepared by RJR Engineering Group, Inc. (January 2015). Compliance with these requirements shall be verified by the City of Calabasas prior to the issuance of a building permit.</p>	<p>Verify compliance with applicable provisions of the California Building Code, applicable chapters of the City of Calabasas Municipal Code, and Section 8.0 of the Update Geotechnical Feasibility Assessment for Tract 71546.</p>	<p>Prior to issuance of building permits.</p>	<p>Once.</p>	<p>City of Calabasas Public Works Department.</p>			
<p>GEO-2(a) Removal and Replacement of Liquefiable Soils. All loose and unsuitable alluvium, as depicted in EIR Figure 4.4-3, shall be removed and replaced with engineered fill. Fills greater than 15 feet from rough grade shall be compacted to 90 percent relative compaction at a soil-water content of approximately 2 percent to 5 percent over optimum value. Fill thickness in excess of 40 feet from rough grade shall be compacted to 93 percent at a soil-water content of approximately 2 percent over optimum. Fills exceeding 60 feet shall be compacted to 95 percent relative compaction at a soil-water content of approximately optimum value. Drainage blankets shall be placed at 30 to 40 foot intervals to reduce excess pore pressures.</p>	<p>Verify that instructions regarding removal and replacement of liquefiable soils are included as a note on all grading and building permits.</p>	<p>Prior to issuance of grading and building permits.</p>	<p>Once.</p>	<p>City of Calabasas Public Works Department.</p>			
<p>GEO-2(b) Long-Term Settlement Risk Reduction. To reduce the risks of long-term settlement, a monitoring period shall occur after rough grading to allow the fill to reach 90 percent consolidation, and to allow the remaining pore pressure to dissipate. The exact monitoring period shall be determined as part of the Grading Stage Geotechnical Report. This report</p>	<p>Verify that the Grading Stage Geotechnical Report includes the required monitoring periods and</p>	<p>Prior to issuance of grading permits.</p>	<p>Once.</p>	<p>City of Calabasas Public Works Department.</p>			



Mitigation Monitoring and Reporting Program

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shall include an implementation program for settlement monitors within the deep bedrock excavations to measure heave, and to confirm consolidation levels.	implementation program.						
GEO-2(c) Final Plan Review and Approval. All proposed geotechnical remediation designed to reduce liquefaction hazards shall be designed to Calabasas Municipal Code and California Building Code standards to withstand the conditions. The City of Calabasas Public Works Department shall review and approve all final plans for the removal of liquefiable soils prior to issuance of grading permits. The removal of liquefiable soils shall occur as part of a thorough canyon cleanout during mass grading, as depicted on Figure 4.4-6a through Figure 4.4-6d. In addition, canyon sub-drains shall be installed as indicated on Figure 4.6-3 to help prevent static groundwater conditions.	Verify that the proposed geotechnical remediation complies with to Calabasas Municipal Code and California Building Code standards and approve final plans for removal of liquefiable soils.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department.			
GEO-3 Landslide Removal and Recompaction. The existing landslide shall be removed and replaced with engineered fill to achieve a factor safety of the landslide mass in excess of 1.5 for static conditions and in excess of 1.1 for pseudostatic conditions. During bulk grading, the landslide mass shall be removed along the southern slope to stabilize the existing landslide complex in conformance with figures 22a through Figure 4.1-22c and 4.4-6a through 4.4-6d. In addition, all applicable recommendations contained within Section 8.0 of the Update Geotechnical Feasibility Assessment for Tract 71546 prepared by RJR Engineering Group, Inc. shall be adhered to during landslide removal. At a minimum, the landslide repair shall consist of excavating a keyway, benching out and cutting the landslide mass, and then replacement with engineered compacted fill. The City of Calabasas Public Works Department shall review and approve all final plans for landslide remediation prior to issuance of a grading permit.	Verify that final grading plan comply with applicable recommendations in Section 8.0 of the Update Geotechnical Feasibility Assessment for Tract 71546.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department.			
GEO-4(a) Erosion Control. A site-specific erosion control plan that incorporates best management	Verify that a licensed	Prior to issuance of	Once.	City of Calabasas			



Canyon Oaks Project EIR
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practices shall be prepared by the project applicant and approved by the City prior to the granting of any grading permits. All measures identified in the erosion control plans shall be implemented and monitored for continued compliance by the City of Calabasas Public Works Department. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, temporary drainage control facilities such as retention areas, etc. All slopes involved with the development shall be constructed using an erosion control mat and a thorough vegetation and landscape plan. A landscaping plan and a landscape maintenance plan shall be designed by a licensed landscape architect. These plans shall be reviewed and approved by the City of Calabasas Public Works Department prior issuance of grading permits.	geotechnical engineer has prepared a plan to achieve erosion control as part of grading plan design.	grading permits.		Public Works Department.			
GEO-4(b) Slope Stability. Any development within a zone of influence of any slope that does not provide sufficient factors of safety and which could result in a possible surficial slope failure, shall be manufactured using acceptable custom, practice, and techniques to achieve surficial stability in a hillside environment. The slopes shall be constructed with a sufficient configuration, design, and material type with sufficient shear strength and proper drainage to ensure the appropriate performance of the slope. On-site manufactured slopes shall be composed of engineered fill, where the outer 15 feet would consist of a stability fill compacted to 93 percent relative compaction. A licensed geotechnical engineer shall prepare a plan to achieve slope stability (consistent with the above described requirements) as part of grading plan design. The grading plan, including all slope stability recommendations, shall be reviewed and approved by the City of Calabasas Public Works Department prior to issuance of grading permits.	Verify that a licensed geotechnical engineer has prepared a plan to achieve slope stability as part of grading plan design.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department.			
GEO-5 Expansive Soil Removal and/or Treatment. Suitable measures to reduce impacts from expansive	Verify that a qualified	Prior to issuance of	Once.	City of Calabasas			

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Mitigation Monitoring and Reporting Program

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<p>soils shall be implemented as determined by a qualified geotechnical engineer and as approved by the City of Calabasas Public Works Department prior to issuance of a grading permit. To mitigate the potential for expansive soils, all foundations and slabs shall be designed for highly expansive soil conditions. The specific design parameters shall be confirmed prior to the grading stage, and then again after rough grading has been completed prior to the issuance of building permits. At a minimum, the following design considerations shall be considered with respect to expansive soils on the project site:</p> <ul style="list-style-type: none"> • Expansive subgrades beneath foundations shall be pre-moistened to reduce the potential and the effects of the shrink/swell cycles. • Fat clays (LL > 50) shall not be used as structural fill under foundations, pavements, slabs or retaining wall backfill. • If expansive soil is used within the zone of influence (upper seven feet) for foundations (LL > 20), the expansive soils shall not be over-compacted or placed with soils having high soil-water contents. The soils shall be compacted to a minimum of 90 percent relative compaction but no greater than 93 percent or as specified by the project geotechnical engineer. The soil-water content shall be specified three to five percent over optimum or as specified by the project engineer. • As necessary, thickened slabs, extending slab edges and additional reinforcement shall be used to reduce negative impacts from any expansive soil movement. In addition, capillary break under slabs shall be utilized to reduce the potential for moisture transport and pumping that leads to moisture infiltration. • The sand thickness under slabs that is used for concrete curing shall be kept at two inches or less. 	<p>geotechnical engineer has developed suitable implementation measures to reduce impacts from expansive soils.</p>	<p>grading permits.</p>		<p>Public Works Department.</p>			
NOISE							
N-4 Interior Noise. At a minimum, the hotel shall	Review	Prior to	Once.	City of			



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<p>include the following or equivalent to achieve an acceptable interior noise level of 45 CNEL:</p> <ul style="list-style-type: none"> • Air conditioning or a mechanical ventilation system so that windows and doors may remain closed • Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications) • Solid core exterior doors with perimeter weather stripping and threshold seals • Roof and attic vents facing away from U.S. 101 <p>Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dBA or greater.</p>	<p>construction plans to ensure compliance with applicable noise attenuation requirements.</p>	<p>issuance of building permits.</p>		<p>Calabasas Community Development Department.</p>			
Traffic and Circulation							
<p>T-2 Las Virgenes Road/Lost Hills Road Traffic Impact Fees. The applicant shall pay fair share fees for construction and implementation of necessary improvements identified for the intersection of Las Virgenes Road/Lost Hills Road to offset the incremental contribution of their project to identified traffic impacts. A funding mechanism shall be established as a condition of project approval. Fee payment shall occur prior to issuance of building permits.</p>	<p>Verify that the applicant has paid fees that comply with funding mechanism established for necessary road improvements.</p>	<p>Prior to issuance of final occupancy permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department.</p>			



Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

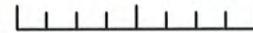
Mitigation Measure/Condition of Approval	Monitoring Action Required	When Monitoring to Occur	Monitoring Frequency	Agency or Party Responsible For Monitoring	Compliance Verification		
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<p>T-10 Construction Management Plan. Prior to issuance of building or grading permits for the project site, the applicant shall prepare a Construction Management Plan for review and approval by City staff. Coordination shall occur with the Lost Hills Road/U.S. 101 interchange Traffic Management Plan to identify measures to reduce potential construction impacts. The provisions of the plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> •The project contractor shall identify and enforce truck haul routes deemed acceptable by the City for construction trucks. •Signs shall be posted along roads identifying construction traffic access or flow limitations due to single lane conditions during periods of truck traffic, if needed. 	Review and approve a Construction Management Plan to be prepared by the project applicant.	Prior to issuance of grading permits.	Once.	City of Calabasas Community Development Department.			





CITY of CALABASAS
Proposed Land Use Map

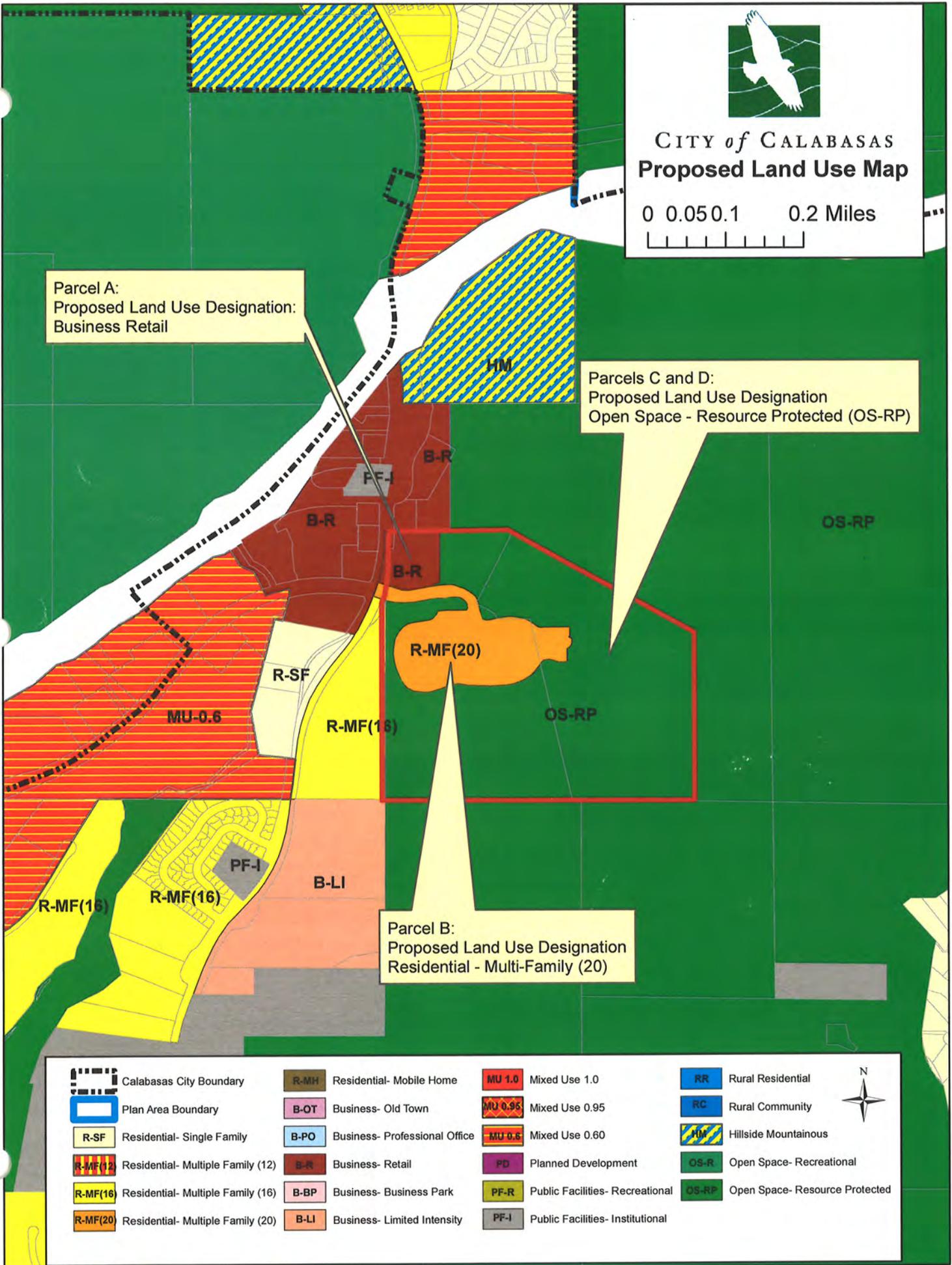
0 0.05 0.1 0.2 Miles



Parcel A:
Proposed Land Use Designation:
Business Retail

Parcels C and D:
Proposed Land Use Designation
Open Space - Resource Protected (OS-RP)

Parcel B:
Proposed Land Use Designation
Residential - Multi-Family (20)



Calabasas City Boundary	Residential- Mobile Home	MU 1.0 Mixed Use 1.0	Rural Residential
Plan Area Boundary	B-OT Business- Old Town	MU 0.95 Mixed Use 0.95	Rural Community
R-SF Residential- Single Family	B-PO Business- Professional Office	MU 0.6 Mixed Use 0.60	Hillside Mountainous
R-MF(12) Residential- Multiple Family (12)	B-R Business- Retail	PD Planned Development	OS-R Open Space- Recreational
R-MF(16) Residential- Multiple Family (16)	B-BP Business- Business Park	PF-R Public Facilities- Recreational	OS-RP Open Space- Resource Protected
R-MF(20) Residential- Multiple Family (20)	B-LI Business- Limited Intensity	PF-I Public Facilities- Institutional	



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CALABASAS)

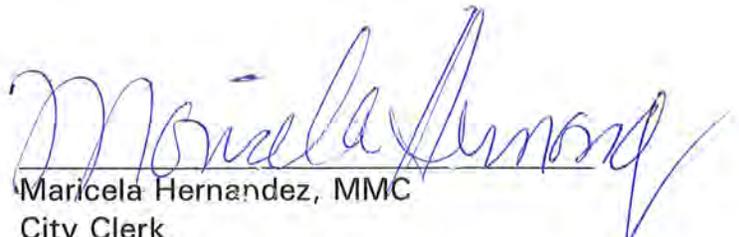
I, **MARICELA HERNANDEZ, MMC**, City Clerk of the City of Calabasas, California, **DO HEREBY CERTIFY** that the foregoing resolution, being **Resolution No. 2016-1507** was duly adopted by the City Council of the City of Calabasas, at a regular meeting of the City Council held May 31, 2016, and that it was adopted by the following vote, to wit:

AYES: Councilmembers Gaines, Shapiro and Weintraub.

NOES: Mayor Bozajian and Mayor pro Tem Maurer.

ABSTAIN: None.

ABSENT: None.


Maricela Hernandez, MMC
City Clerk
City of Calabasas, California

**ITEM 9 ATTACHMENT 3
ORDINANCE NO. 2016-339**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, REPEALING ORDINANCE NO. 2016-333, WHICH APPROVED A ZONING MAP AMENDMENT ASSOCIATED WITH FILE NO. 140000011 TO CHANGE THE EXISTING PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR (PD-RM20-OSDR-SC) ZONING DESIGNATION TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN (CR-RM20-OSDR-SC-DP) TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROJECT, WHICH INCLUDES: (1) A RESIDENTIAL COMPONENT CONSISTING OF 67 SINGLE-FAMILY DETACHED HOMES AND FOUR AFFORDABLE UNITS WITHIN TWO DUPLEX STRUCTURES OCCUPYING APPROXIMATELY 13.03 ACRES; (2) A COMMERCIAL COMPONENT CONSISTING OF A 72,872 SQUARE-FOOT, THREE-STORY HOTEL OCCUPYING APPROXIMATELY 2.91 ACRES; AND (3) PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY LOCATED AT 4790 LAS VIRGENES ROAD AT THE EASTERN TERMINUS OF AGOURA ROAD (APNS: 2069-078-009 AND 2069-078-011).

WHEREAS, at its June 8, 2016, Council meeting, the City Council introduced Ordinance No. 2016-333, which approved a Zoning Map Amendment associated with File No. 140000011 to change existing planned development – Residential Multifamily (20) – Open Space Development Restricted – Scenic Corridor (PD-RM20-OSDR-SC) Zoning Designation to Commercial Retail – Residential Multifamily (20) – Open Space Development Restricted – Scenic Corridor – Development Plan (CR-RM20-OSDR-SC-DP) to accommodate the proposed development project, which includes: (1) A residential component consisting of 67 single-family detached homes and four affordable units within two duplex structures occupying approximately 13.03 acres; (2) A commercial component consisting of a 72,872 square-foot, three-story hotel occupying approximately 2.91 acres; and (3) preservation of approximately 61.0 acres as permanent Open Space on a 77-acre property located at 4790 Las Virgenes Road at the Eastern terminus of Agoura Road (APN Nos. 2069-078-009 AND 2069-078-011); and

WHEREAS, at the April 13, May 25, May 31 and June 8, 2016, the Council meetings the City Council conducted and concluded duly noticed public hearings; and

WHEREAS, at the June 22, 2016, the Council meeting the City Council adopted Ordinance No. 2016-333; and

WHEREAS, subsequent to the adoption of Ordinance 2016-333, a referendum petition was circulated and submitted to the City Clerk within 30 days after adoption of Ordinance 2016-333; and

WHEREAS, at the City Council meeting of August 10, 2016, the City Clerk certified that a valid referendum petition containing the requisite number of signatures was timely submitted to the City Clerk's office; and

WHEREAS, the California Elections Code provides, in Section 9237 and 9241, that once a valid referendum petition has been certified, the City Council has the option to repeal the ordinance that is the subject of the referendum petition or submit the ordinance to the voters; and

WHEREAS, at the City Council meeting of August 10, 2016 the City Council voted in favor of introducing Ordinance No. 2016-339 to repeal Ordinance No. 2016-333.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

SECTION 2. The City Council hereby finds and determines that it can be seen with certainty that there is no possibility that the repeal of Ordinance No. 2016-333 will have a significant effect on the environment because the repeal of Ordinance No. 2016-333 denies the proposed project. Accordingly, pursuant to the provisions of §15061(b)(3) and § 15270 of Division 6 of Title 14 of the California Code of Regulations, the adoption of this Ordinance is not subject to the requirements of the California Environmental Quality Act of 1970, as amended.

SECTION 3. The City Council hereby repeals Ordinance No. 2016-333.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance 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 remaining portions of this Ordinance. The City Council of the City of Calabasas hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 5. Effective Date:

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Calabasas ordinance.

SECTION 6. Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this _____ day of August , 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard, City Attorney

**ITEM 9 ATTACHMENT 4
RESOLUTION NO. 2016-1525**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY CALABASAS, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A [SPECIAL] [GENERAL] MUNICIPAL ELECTION ON [TUESDAY, NOVEMBER 8, 2016] [TUESDAY, MARCH 7, 2017] [TUESDAY, NOVEMBER 7, 2017], FOR SUBMISSION OF ORDINANCE NO. 2016-333 TO THE QUALIFIED VOTERS.

WHEREAS, The City Council adopted Ordinance No. 2016-333 on June 22, 2016, entitled "ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING A ZONING MAP AMENDMENT ASSOCIATED WITH FILE NO. 140000011 TO CHANGE THE EXISTING PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR (PD-RM20-OSDR-SC) ZONING DESIGNATION TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN (CR-RM20-OSDR-SC-DP) TO ACCOMMODATE THE PROPOSED DEVELOPMENT PROJECT, WHICH INCLUDES: (1) A RESIDENTIAL COMPONENT CONSISTING OF 67 SINGLE-FAMILY DETACHED HOMES AND FOUR AFFORDABLE UNITS WITHIN TWO DUPLEX STRUCTURES OCCUPYING APPROXIMATELY 13.03 ACRES; (2) A COMMERCIAL COMPONENT CONSISTING OF A 72,872 SQUARE-FOOT, THREE-STORY HOTEL OCCUPYING APPROXIMATELY 2.91 ACRES; AND (3) PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY LOCATED AT 4790 LAS VIRGENES ROAD AT THE EASTERN TERMINUS OF AGOURA ROAD (APNS: 2069-078-009 AND 2069-078-011).);" ("the Ordinance") and

WHEREAS, the Ordinance was published as required by law; and

WHEREAS, pursuant to authority provided in Division 9, Chapter 3, Article 2 (commencing at §9235) of the Elections Code of the State of California, a petition protesting the City Council's action was filed with the Elections Official on July 21, 2016, within the 30 days of adoption of Ordinance No. 2016-333. The petition protesting Ordinance No. 2016-333 requests that it be repealed by the City Council or submitted to a vote of the people, as prescribed by law; and

WHEREAS, the Elections Official certified the petition as it contained at least 10% of the verified signatures of registered voters of the City of Calabasas; and

WHEREAS, the City Council has not voted in favor of the repeal of the Ordinance; and

WHEREAS, the City Council is authorized and directed by Elections Code

section 9241 to submit the Ordinance to the voters.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF CALABASAS DOES RESOLVE, DECLARE, DETERMINE AND ORDERS AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law cities, there be and ordered to be held in the City of Calabasas, California, on [Tuesday, November 8, 2016,] [Tuesday, March 7, 2017] [Tuesday, November 7, 2017] a [Special] [General] Municipal Election for the purpose of submitting the following measure to the voters:

SHALL THE ORDINANCE NO. 2016-333 APPROVING CHANGING THE EXISTING ZONING FROM PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN TO ACCOMMODATE: 67 SINGLE-FAMILY DETACHED HOMES AND TWO AFFORDABLE DUPLEXES; A 72,872 SQUARE-FOOT, THREE-STORY HOTEL; AND PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY AT 4790 LAS VIRGENES ROAD, CALABASAS BE APPROVED?	YES
	NO

SECTION 2. That the text of the ordinance, Ordinance No. 2016-333, submitted to the voters is attached as Exhibit A.

SECTION 3. That the vote requirement for the measure to pass is a majority (50% + 1) of the votes cast.

SECTION 4. That the ballots be used at the election shall be in form and content as required by law.

SECTION 5. That the Election Official is authorized and instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all

supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 6. That the polls for the election shall be open at 7:00 o'clock a.m. and shall remain continuously from that time until 8:00 o'clock p.m. of the same day when the polls shall be closed, except as provided in Section 14401 of the Elections Code of the State of California.

SECTION 7. That pursuant to Elections Code § 12310, a stipend for services for the persons named as precinct board members is fixed at the sum of \$180 for each inspector and \$110 for each clerk for the election. The rental for each polling place, where a charge is made, shall be the sum of \$25 for the election. When required, the compensation of the custodian of a building shall be \$25 for the election.

SECTION 8. That in all particulars not recited in the Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 9. That notice of time and place of holding the election is given and the Elections Official is authorized and instructed and directed to give further or additional notice of the election, in time, form and matter as required by law.

SECTION 10. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED on the 10th day of August, 2016.

James R. Bozajian

ATTEST:

APPROVED AS TO FORM:

Maricela Hernandez, MMC
City Clerk

Scott H. Howard
City Attorney

Attachment: Exhibit A

**ITEM 9 ATTACHMENT 5
RESOLUTION NO. 2016-1527**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, SETTING PRIORITIES FOR FILING A WRITTEN ARGUMENT REGARDING A CITY MEASURE AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; AND PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR THE [SPECIAL/GENERAL] MUNICIPAL ELECTION TO BE HELD ON [NOVEMBER 8, 2016] [MARCH 7, 2017] [NOVEMBER 7, 2017] REGARDING A CITY MEASURE.

WHEREAS, a [Special] [General] Municipal Election is to be held in the City of Calabasas, California, on [November 8, 2016] [March 7, 2017] [November 7, 2017], at which there will be submitted to the voters the following Measure:

<p>SHALL THE ORDINANCE NO. 2016-333 APPROVING CHANGING THE EXISTING ZONING FROM PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN TO ACCOMMODATE: 67 SINGLE-FAMILY DETACHED HOMES AND TWO AFFORDABLE DUPLEXES; A 72,872 SQUARE-FOOT, THREE-STORY HOTEL; AND PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY AT 4790 LAS VIRGENES ROAD, CALABASAS BE APPROVED?</p>	<p align="center">YES</p>
<p>SHALL THE ORDINANCE NO. 2016-333 APPROVING CHANGING THE EXISTING ZONING FROM PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN TO ACCOMMODATE: 67 SINGLE-FAMILY DETACHED HOMES AND TWO AFFORDABLE DUPLEXES; A 72,872 SQUARE-FOOT, THREE-STORY HOTEL; AND PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY AT 4790 LAS VIRGENES ROAD, CALABASAS BE APPROVED?</p>	<p align="center">NO</p>

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the City Council authorizes
 _____ (Council Member In Favor)
 _____ (Council Member In Favor)

_____ (Council Member In Favor)

to file a written argument regarding the City's Measure, not exceeding 300 words in length (EC §§ 9282 and 9286), as specified above, accompanied by the printed name and signature of the author submitting it, in accordance with, Article 4, Chapter 3, Division 9 of the Elections Code of the State of California. The argument may be changed or withdrawn until and including the date fixed by the City Clerk after which no arguments for or against the City's Measure may be submitted to the City Clerk. The arguments shall be accompanied by the Form of Statement To Be Filed By Author of the Argument (see Form F-A-1-Exhibit A). Additionally, the proponents of the Referendum will have the first opportunity to submit an argument opposed to the adoption of the ordinance not exceeding 300 words in length. Thereafter, other qualified voters may also submit arguments in favor of or opposed to the ordinance. In the event more than one argument in support of a position is submitted, the City Clerk will decide which argument for or against will be published in accord with Elections Code section 9287.

SECTION 2. That the City Council directs the City Clerk to transmit a copy of the Measure to the City Attorney, unless the organization or salaries of the office of the City Attorney are affected.

a. The City Attorney shall prepare an impartial analysis of the measure not exceeding 500 words showing the effect of the measure on the existing law and the operation of the measure. If the measure affects the organization or salaries of the office of the City Attorney, the City Clerk shall prepare the impartial analysis.

b. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city.

c. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-point type, the following: "The above statement is an impartial analysis of Ordinance No. 2016-333 or Measure F. If you desire a copy of the ordinance or measure, please call the Election Official's office at 818-224-1661 and a copy will be mailed at no cost to you."

d. The impartial analysis shall be filed by the date set by the City Clerk for the filing of primary arguments.

SECTION 3. That pursuant to Section 9285 of the Elections Code of the State of California, when the elections official has selected the arguments for and against the measure which will be printed and distributed to the voters, the elections official shall send a copy of an argument in favor of the proposition to the authors of any argument against the measure and a copy of an argument against the measure to the authors of any argument in favor of the measure immediately upon receiving the

arguments.

The author or a majority of the authors of an argument relating to a city measure may prepare and submit a rebuttal argument not exceeding 250 words or may authorize in writing any other person or persons to prepare, submit, or sign the rebuttal argument.

A rebuttal argument may not be signed by more than five authors.

The rebuttal arguments shall be filed with the City Clerk, signed, with the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers, **not more than 10 days after** the final date for filing direct arguments. The rebuttal arguments shall be accompanied by the Form of Statement To Be Filed By Author(s) of Argument (see Form F-A-1).

Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

SECTION 4. That the City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 10th date of August, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard, City Attorney

**EXHIBIT A
ARGUMENTS**

**FORM OF STATEMENT TO BE FILED BY
AUTHORS OF ARGUMENTS**

All arguments concerning measures filed pursuant to Division 9, Chapter 3 (beginning with § 9200) of the Elections Code shall be accompanied by the following form statement **to be signed** by each proponent, and by each author, if different, of the argument:

The undersigned proponent (s) or author(s) of the (primary/rebuttal) argument (in favor of/against) ballot proposition Ordinance No. 2016-333 at the Special Municipal Election for the City of Calabasas to be held on [November 8, 2016] [March 7, 2017] [November 7, 2017] hereby state that the argument is true and correct to the best of (his/her/their) knowledge and belief.

Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____
Print Name _____ Title _____ (If applicable):Submitted on behalf of : _____ (name of organization)	Signature _____ Date _____

**ITEM 9 ATTACHMENT 6
RESOLUTION NO. 2016-1526**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016.

WHEREAS, on August 10, 2016, the City Council of the City of Calabasas called a Special Municipal Election for the purpose of submitting to the voters a City Measure; and

WHEREAS, it is desirable that the Special Municipal Election to be consolidated if possible with the Statewide General Election to be held on the same date, and that within the City precincts, polling places and election officers of the two elections to be the same, and that the Los Angeles County Registrar of Voters canvass the returns of the Special Municipal Election and that the election be held in all respects as if there were only one election; and

WHEREAS, a Special Municipal Election is to be held in the Calabasas, California, on November 8, 2016; and

WHEREAS, in the course of conduct of the election it is necessary for the City to request services of the County of Los Angeles.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of §10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a Special Municipal Election with the Statewide General Election on Tuesday, November 8, 2016, for the purpose of placing a Measure on the ballot as follows:

<p>SHALL THE ORDINANCE NO. 2016-333 APPROVING CHANGING THE EXISTING ZONING FROM PLANNED DEVELOPMENT – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR TO COMMERCIAL RETAIL – RESIDENTIAL MULTIFAMILY (20) – OPEN SPACE DEVELOPMENT RESTRICTED – SCENIC CORRIDOR – DEVELOPMENT PLAN TO ACCOMMODATE: 67 SINGLE-FAMILY DETACHED HOMES AND TWO AFFORDABLE DUPLEXES; A 72,872 SQUARE-FOOT, THREE-STORY HOTEL; AND PRESERVATION OF APPROXIMATELY 61.0 ACRES AS PERMANENT OPEN SPACE ON A 77-ACRE PROPERTY AT 4790 LAS VIRGENES ROAD, CALABASAS BE APPROVED?</p>	YES
	NO

SECTION 3. That the proposed complete text of Ordinance No. 2016-333, submitted to the voters is attached as Exhibit A.

SECTION 4. That the vote requirement for the measure to pass is a majority (50% + 1) of the votes cast.

SECTION 4. That the Los Angeles County Registrar of Voters is authorized to canvass the returns of the Special Municipal Election and the election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the Statewide General election.

SECTION 6. That the Board of Supervisors is requested to issue instructions to the county elections department to take any and all steps necessary for the holding of the consolidated election.

SECTION 5. That the City of Calabasas recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 6. That the City Clerk is hereby directed to file a certified copy of

the Resolution with the Board of Supervisors and the Los Angeles County Registrar of Voters of the County of Los Angeles.

SECTION 7. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED on the 10th day of August, 2016.

James R. Bozajian

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
City Attorney

Attachment: Exhibit A

**ITEM 9 ATTACHMENT 7
RESOLUTION NO. 2016-1528**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, CONSENTING TO AN ELECTION CONSOLIDATION WITH THE CITY OF LOS ANGELES, INCLUDING THE LOS ANGELES COMMUNITY COLLEGE DISTRICT AND ORDERING THAT THE (3) SEATS ON THE BOARD OF TRUSTEES OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT APPEAR ON THE BALLOT OF THE SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, MARCH 7, 2017.

WHEREAS, a Special Municipal Election will be held on Tuesday, March 7, 2017, and has been called by Resolution No. 2016-1525, adopted by the City Council of the City of Calabasas, California, on August 10, 2016; and

WHEREAS, the City Council of the City of Calabasas, California, is requested to consent to a consolidation with the Primary Nominating Election of the City of Los Angeles, including the Los Angeles Community College District, with the City's Special Municipal Election scheduled to be held Tuesday, March 7, 2016; and

WHEREAS, the City of Los Angeles agrees to pay its proportionate share of the costs relating to the conduct of this election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALABASAS CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities, the City Council of the City of Calabasas, California, hereby consents to consolidate the Primary Nominating Election of the City of Los Angeles, including the Los Angeles Community College District for the purpose of electing three (3) Members of the Board of Trustees for the Los Angeles Community College District in Districts 2, 4 and 6, with the Special Municipal Election of the City of Calabasas, California to be held Tuesday, March 7, 2017.

SECTION 2. In the event it appears at a later time that it would be in the best interest of the voters in the City of Calabasas, California, to conduct these elections concurrently, instead of by consolidation, then only an oral agreement between the two City Clerks is required to do so. A concurrent election is when each city conducts its own election separately, but using the same polling places and sharing election workers. Voters will walk in, sign a Roster and vote a City of Calabasas ballot, deposit it in the City of Calabasas ballot box, and then sign a second Roster, vote a City of Los Angeles ballot and deposit it in the City of Los

Angeles ballot box. The voters will get a sample ballot from each city, and will have to apply to each city for an absentee ballot from the respective city.

SECTION 3. In the event that the Special Municipal Election to be held in the City of Calabasas, California, should be cancelled, then the City of Los Angeles will be responsible for the conduct of its election within the boundaries of the City of Calabasas, California.

SECTION 4. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 5. That notice of time and place of holding of the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 6. That the City Clerk shall forward without delay, a copy of said resolution to the Los Angeles County Board of Supervisors, the Los Angeles County Registrar-Recorder/County Clerk, and to the City Clerk of the City of Los Angeles.

SECTION 7. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 10th day of August, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
City Attorney

November 8, 2016
Statewide General Election Calendar

Dates	Events
8/10/2016	City Council calls election
8/12/2016 Friday E-88	CONSOLIDATION OF ELECTIONS: Last day City Clerks can file a resolution with the Board of Supervisors and the Registrar-Recorder/County Clerk requesting consolidation with the election. A resolution placing a measure on the ballot shall contain the ballot wording which cannot exceed 75 words. (E. C. §§ 10402 and 13247)
8/17/2016 Wednesday E-83	AMENDMENT OR WITHDRAWAL OF MEASURE — DEADLINE Last day for county elections official to receive a resolution from a legislative body requesting to withdraw or amend any measure previously submitted for placement on the ballot. (E. C. § 9605) MEASURE LETTER DESIGNATION Last day for a City Clerk to request a specific letter designation in writing for a measure appearing on the ballot. An alternate choice should be submitted in case the requested designation has already been assigned.
8/19/2016 Friday E-81	MEASURES — LETTER DESIGNATION Scheduled date for the county elections official to notify the City Clerk of letter assigned to ballot measure(s). IMPARTIAL ANALYSIS — LAST DAY TO SUBMIT TO CITY CLERK Recommended last day for the City Attorney to transmit impartial analysis of measure to the City Clerk. (E.C. § 9280) ARGUMENTS — LAST DAY TO SUBMIT TO CITY CLERK Recommended last day to submit arguments “FOR” or “AGAINST” any city measure to the City Clerk. Arguments may not exceed 300 words

November 8, 2016
Statewide General Election Calendar

ITEM 9 ATTACHMENT 8

Dates		Events
8/20/2016 (Saturday) E-80	8/29/2016 E-71	<p>PUBLIC EXAMINATION PERIOD FOR BALLOT MEASURE MATERIALS Recommended period for the City Clerk to make available for public examination, a copy of ballot measure text, impartial analysis and arguments for a measure. A fee may be charged to any candidate/person obtaining a copy of the materials. During this period any person may file a writ of mandate or an injunction to require any or all of the data/material to be amended or deleted. (E.C. § 9295)</p> <p>MEASURE ENCLOSURES No later than August 22, 2016 the City Clerk shall deliver a copy of each argument, ordinance text, analysis and any other ballot data/material to the county elections official for inclusion in the Official Sample Ballot Booklet.</p>
9/8/2016 Wednesday E-61	9/14/2016 Wednesday E-55	<p>VOTE RECORDER PAGE PROOFS</p> <p>Recommended period for the county elections official to deliver copies of official ballot proofs to the City Clerk for approval.</p> <p>NOTE: Corrections to any ballot material must be submitted to the county elections official within 24 hours of receipt.</p>
9/29/2016 Thursday E-40	10/18/2016 Tuesday E-21	<p>MAILING OF OFFICIAL SAMPLE BALLOT BOOKLETS</p> <p>An Official Sample Ballot Booklet shall be mailed to each voter during this period. (E. C. § 13303)</p>

November 8, 2016
Statewide General Election Calendar

Dates		Events
10/10/2016 Monday E-29	11/1/2016 Tuesday E-7	VOTE BY MAIL — FIRST AND LAST DAY TO APPLY Applications may be filed between these dates (both dates inclusive). Applications received prior to the 29th day preceding the election will be kept and processed during this period. (E. C. § 3001)
10/10/2016 Monday E-29		PRECINCT BOARD MEMBER AND POLLING PLACES — APPOINTMENT Last day to appoint precinct boards and designate polling places. A notice of appointment shall be mailed to each precinct officer. (E. C. §§ 12286, 12307 and 12319) MAILING OF VOTE BY MAIL BALLOTS First day the elections official delivers Vote By Mail ballots in compliance with E.C. 3001. (E. C. § 3010 and 3206)
10/14/2016 Friday E-25		COPIES OF STREET INDEX Suggested last day for the City Clerk to request the number of street index copies required (not to exceed four (4)). (E. C. § 2183)
10/24/2016 Monday E-15		CLOSE OF REGISTRATION Last day to transfer or register to vote in the election. (E. C. §§ 2102 and 2107) PROCESSING VOTE BY MAIL BALLOTS The processing of vote by mail ballots may commence on the 10th business day before the election but the results of the tally shall not be released until after the polls close. (E. C. § 15101(b))
10/25/2016 Tuesday E-14	11/8/2016 Tuesday ELECTION DAY	NEW CITIZEN ELIGIBILITY TO REGISTER AND VOTE DAY A new citizen is eligible to register and vote at the office of, or at another location designated by, the county elections official at any time beginning on the 14th day before an election and ending at the close of polls on the election day following the date on which that person became a citizen. (E.C. § 3500)

November 8, 2016
Statewide General Election Calendar

ITEM 9 ATTACHMENT 8

Dates		Events
10/29/2016 Saturday E-10		CENTRAL TALLY LOCATION — PUBLICATION On or before this date a notice specifying the public place to be used as the central tally location for counting the ballots shall be published once in a newspaper of general circulation within the jurisdiction. (E. C. § 12109)
11/1/2016 Tuesday E-1		POLLING PLACES — PUBLICATION On or before this date a list of polling places for each precinct shall be published once in a newspaper of general circulation within the city. (E. C. § 12105 and Govt. Code § 6061)
11/2/2016 Wednesday E-6	11/8/2016 Tuesday ELECTION DAY	EMERGENCY VOTE BY MAIL Between these dates any voter may apply for a Vote By Mail ballot if conditions require his or her absence from the precinct on election day. The voter may designate an authorized representative to pick up and return the ballot. (E. C. §§ 3021 and 3110)
11/8/2016 Tuesday E-0		ELECTION DAY Polls open 7:00 a.m., close 8:00 p.m. (E. C. §§ 1202 and 14212) VOTE BY MAIL BALLOTS RETURNED — 8:00 P.M. Last day for Vote By Mail ballots to be received or turned in personally by the voter at any polling place in the jurisdiction. An authorized representative may return the voted ballot under specified conditions. (E. C. §§ 3017 and 3020) Any vote by mail ballot cast under this division shall be timely cast if it is received by the voter’s elections official via the United States Postal Service or a bona fide private mail delivery company no later than three days after election day in addition to the provisions set forth in E. C. 3020, Sections 1 and 2. (E. C. § 3020(b) Section 1 and 2)
11/10/2016 Tuesday E+2		OFFICIAL CANVASS The canvass of election returns shall commence no later than the first Thursday following the election. (E. C. §§ 10262 and 15301)

November 8, 2016
Statewide General Election Calendar

ITEM 9 ATTACHMENT 8

Dates	Events
12/6/2016 Tuesday E+28	COMPLETION OF OFFICIAL CANVASS The Official Canvass must be completed within 28 days of the election. (E. C. § 15372) NOTE: On December 2, 2016 the Registrar-Recorder/County Clerk is tentatively scheduled to certify the election results. On December 6, 2016 the Board of Supervisors is tentatively scheduled to declare the election results official.

**ITEM ATTACHMENT 9
CERTIFICATE OF SUFFICIENCY OF PETITION**

I, Maricela Hernandez, MMC, City Clerk of the City of Calabasas, County of Los Angeles, State of California, hereby certify that:

The petition entitled "**REFERENDUM AGAINST AN ORDINANCE BY THE CALABASAS CITY COUNCIL – ORDINANCE NO. 2016-333**" was filed with the City Clerk Department on July 21, 2016.

That said petition consists of 45 sections;

That each section contains signatures purporting to be signatures of qualified electors of the City of Calabasas, California;

That attached to this petition at the time it was filed, was an affidavit purporting to be the affidavit of the person who solicited the signatures, and containing the dates between which the purported qualified electors signed this petition;

That the affiant stated his or her own qualification, that he or she had solicited the signatures upon that Section, that all of the signatures were made in his or her presence, and that to the best of his or her own information and belief, each signature to that section was the genuine signature of the person whose name it purports to be;

That after the proponents filed this petition and based on the County of Los Angeles Registrar of Voters' Signature Verification Letter of Finding; I have determined the following facts regarding this petition:

1. Total number of signatures filed by proponent raw count:	<u>2,024</u>
2. Number of signatures disqualified during raw count:	<u>121</u>
3. Number of signatures sent to the County for verification	<u>1,903</u>
4. Total number of signatures verified:	<u>1,833</u>
5. Number of signatures not verified:	<u>70</u>
6. Number of signatures found sufficient:	<u>1,500</u>
7. Number of signatures found insufficient including 8 duplicates:	<u>333</u>
8. Total number of signatures required to qualify for special election: (10% x <u>14,989</u> voters)	<u>1,499</u>

Based on the above, the petition is deemed to be sufficient.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Calabasas this 5th day of August, 2016.



Maricela Hernandez, MMC, City Clerk
City of Calabasas



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM:  ROBERT YALDA, PUBLIC WORKS DIRECTOR/CITY ENGINEER
TATIANA HOLDEN, SENIOR CIVIL ENGINEER 

SUBJECT: LAS VIRGENES ROAD CONSTRUCTION UPDATE

MEETING DATE: AUGUST 10, 2016

BACKGROUND:

Construction of the Las Virgenes Scenic Corridor Improvements Project commenced on July 13, 2015. The scope of project includes roadway widening to provide two travel lanes in each direction with bike lanes, landscaped center medians and bulb-outs, continuous sidewalk along the western side of the road as well as signal improvements.

The project limits are from Agoura Road to Lost Hills Road with an exception of Paxton Place private development project which is located at 4240 Las Virgenes Road, between Las Virgenes Municipal Water District and Shea Homes.

The project is currently nearing its completion. Exhibit A provides the current three-week look ahead schedules.

DISCUSSION/ANALYSIS:

As of today, the City portion of the roadway is approximately 90% complete. Completed work includes:

- roadway widening;
- construction of concrete curb & gutter and sidewalk;

- two-tier soil nail wall;
- raised center medians;
- irrigation work;
- improvements of A.E. Wright Middle School and Pontoppidan driveways;
- three retaining walls with cable railing;
- modifications of traffic signal at Meadow Creek Lane;
- two new traffic signals; and
- improvements at the intersection with Lost Hills Road.

The contractor is currently working on removal of existing asphalt pavement and placement of leveling course and rubberized asphalt. Installation of striping/signs and traffic loops is scheduled to start the week of August 15th. Two lanes in each direction for the length of the City portion of the project will be opened for traffic before the start of 2016/17 school year on August 24th. The landscaping sub-contractor will continue their work after the first week of school.

As part of coordination with the Paxton Place project, two transition zones on each side of the private development were configured, striped and signed. The private developer began working on storm drain, water main and undergrounding of the utilities. Expected completion of roadway work in front of Paxton Place is the first quarter of 2017.

FISCAL IMPACT / SOURCE OF FUNDING:

There is no fiscal impact to the City. The Las Virgenes Road Scenic Corridor Improvements Project is funded through the Measure R half-cent sales tax for Los Angeles County.

REQUESTED ACTION:

This is an informational item.

ATTACHMENTS:

Exhibit A: July 26 - September 2 project schedule

Exhibit B: Schematic plan of traffic flow

**EXCEL PAVING COMPANY
Project Three Week Look Ahead Schedule**

**Las Virgenes Road Scenic Corridor Widening
Job 5257 Las Virgenes Road**

Day	Date	From 7/25 to 8/13 2016 revised																	
		Mon	Tue	Wed	Thu	Fri	Sat	Mon	Tue	Wed	Thu	Fri	Sat	Mon	Tue	Wed	Thu	Fri	Sat
1	Backfill Median Islands (Excel)																		
2	AC Pave Median Island Slots (Excel)																		
3	Cold Plane (Excel)																		
4	AC cap at Schools and Level Misc Areas (Excel)																		
5	AC Rubber Overlay (Excel)																		
6	Raise Manholes (Excel)																		
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14	(Sub: AM Concrete)																		

NOTES: Materials , problems , important items , etc.....

- D = Daytime work All work Daytime
 - N = Night work Traffic Control per Project Specifications keeping access to schools during morning and afternoon peak periods.
-
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**EXCEL PAVING COMPANY
Project Three Week Look Ahead Schedule**

**Las Virgenes Road Scenic Corridor Widening
Job 5257 Las Virgenes Road**

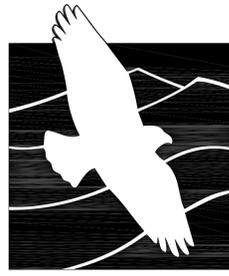
From 8/15 to 9/3 2016 revised

Day	Date	Mon	Tue	Wed	Thu	Fri	Sat	Mon	Tue	Wed	Thu	Fri	Sat	Mon	Tue	Wed	Thu	Fri	Sat
		8/15	8/16	8/17	8/18	8/19	8/20	8/22	8/23	8/24	8/25	8/26	8/27	8/29	8/30	8/31	9/1	9/2	9/3
1	Cat Trak (Sub: Superior Pavement Markings)																		
2	Slurry (Sub: Pavement Coatings)									S									
3	1st coat Striping and Sings (Sub: Superior Pavement Markings)									C									
4	Traffic Loops (Sub: Ferreira)									H									
5	2nd coat Striping and Sings (Sub: Superior Pavement Markings)									O									
6	Landscaping (Sub: Kato)									O									
										L									
										O									
										P									
										E									
										N									
										S									

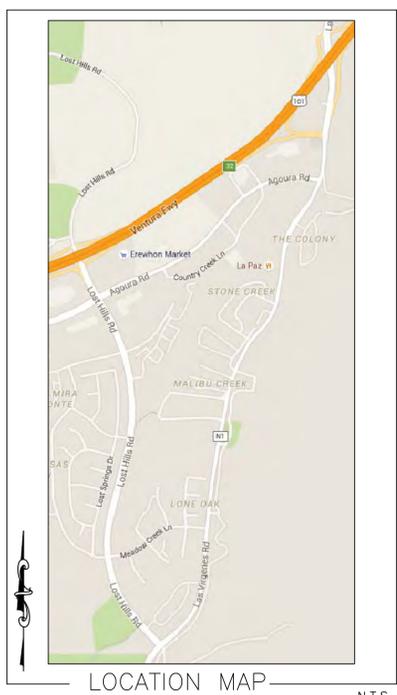
NOTES: Materials , problems , important items , etc.....

D = Daytime work All work Daytime

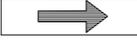
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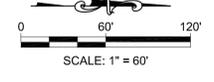
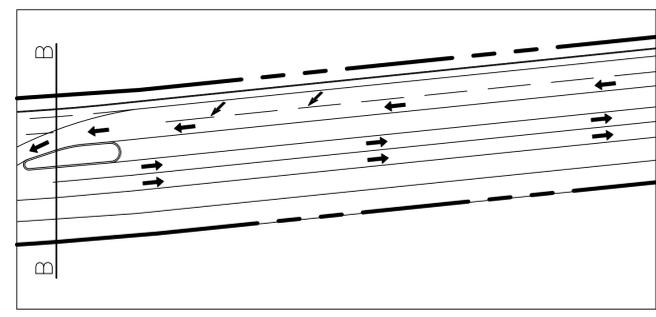
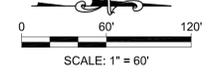
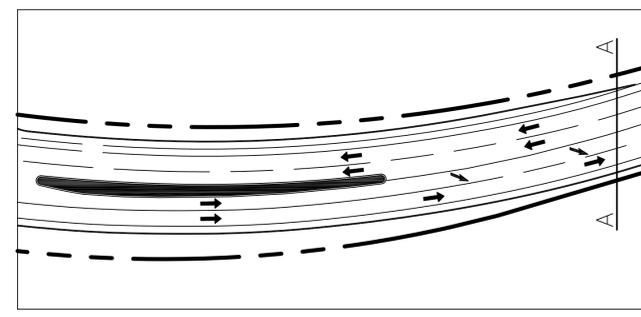
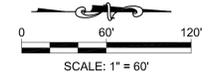
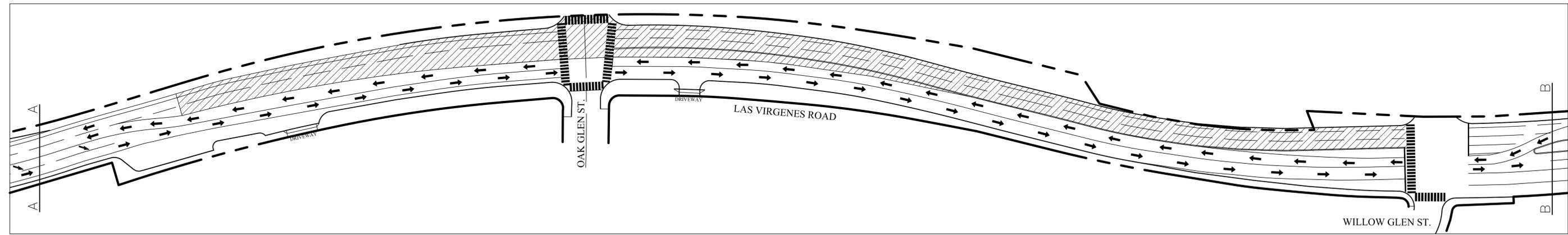


CITY of CALABASAS SCHEMATIC PLAN OF TRAFFIC FLOW LAS VIRGENES ROAD



LEGEND

-  PATH OF TRAVEL NB
-  PATH OF TRAVEL SB
-  ROADWORK FOR PAXTON PLACE



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CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: AUGUST 1, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM:  MAUREEN TAMURI AIA, AICP, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION OF A COMMERCIAL AUTO RETAIL (CAR) OVERLAY ZONE AND DIRECTION TO STAFF

MEETING DATE: AUGUST 10, 2016

SUMMARY RECOMMENDATION:

That the City Council discusses the Commercial Auto Retail (CAR) Overlay Zone and provides direction to Staff.

BACKGROUND:

Creation of a Commercial Auto Retail zone overlay is an effort to align zoning regulations and development standards along Calabasas road with the 2006 West Calabasas Road Master Plan. The Planning Commission first addressed this effort in a workshop held in November 2014, and supported the concept of aligning the zoning and design standards for this area. The Council received the recommendation at its meeting of January 2015, and endorsed further study with the Commission.

At its meeting of March 12, 2015, the Commission conducted a second workshop and made a series of recommendations regarding features of the zone. Minutes of the meeting reflecting their recommendations are provided as Attachment B.

Staff is in the process of preparing a Development Code revision and General Plan Amendment to create the overlay zone. The City will be initiating CEQA efforts to study the potential effects of the proposed zoning and development standard changes. The cost for this work is anticipated to be approximately \$25,000. Fall 2016 is the anticipated timeframe for public hearings before the Planning Commission.

DISCUSSION/ANALYSIS:

There are currently two areas for which the Planning Commission has requested additional information:

- 1) Density of the new overlay zone. Staff has recommended a maximum zone density of .6 FAR. This density would be consistent with that granted for the Malamut site, which was re-zoned Commercial/Business with a density threshold of .6 FAR. The Planning Commission was not supportive of a .6 density as a "baseline", and instead suggested a "sliding scale" approach of between .4 and .6 FAR, with standards.
- 2) Additional research on signage, and the nature of past variances to permit expanded or modified signage. Staff had recommended additional signage, such as monument signs on detached dealership locations, a concept rejected by the Commissioners.

Staff has received an application for a car dealership on the former Sperling Nursery property, and anticipates additional automotive project applications for the former Pelicans site and the undeveloped property east of the Acura site.

FISCAL IMPACT/SOURCE OF FUNDING:

A budget of \$25,000 to conduct CEQA analysis of the proposed code and zoning amendments is required to accomplish the CAR zone overlay effort.

REQUESTED ACTION:

That the City Council discusses the Commercial Auto Retail (CAR) Overlay Zone and provides direction to Staff.

ATTACHMENTS:

- A. Planning Commission Minutes, March 12, 2015
- B. Draft Code Amendments
- C. Draft Overlay Zone map
- D. PowerPoint Presentation



CITY of CALABASAS

**MINUTES OF A SPECIAL MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY, MARCH 12, 2015**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chairman Lia called the meeting to order at 6:00pm.

Present: Lia, Weintraub, Shumacher, Muller, Sikand and Litt

Absent: None

Staff: Tamuri, Michitsch, Mirzakhani and Howard

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lia

Approval of Agenda

Commissioner Weintraub moved, seconded by Commissioner Sikand to approve the Planning Commission Agenda of March 12, 2015

MOTION CARRIED: 5/0

Announcements and Introductions

None

Oral Communications – Public Comment

None

1. Discussion Item:

Planning Commission Workshop to discuss the creation of a Commercial Auto Retail Zoning District on Calabasas Road, generally located between Parkway Calabasas and Mureau Road. The Planning Commission will discuss new zoning district boundaries, allowed uses within the new zone, design, and code standards related to auto retail and service uses including, but not limited to use intensity, lighting, signage.

A presentation was made by staff. The Commission asked questions during and after the staff presentation.

Chair Lia opened public comment at 7:25pm.

Speakers: Fred Gaines, Meyer Sankary, John Khaki, Simon Dustan (submitted document), Daniel Singh.

The Planning Commissioners asked questions of staff.

Chair Lia called for a break at 7:45.

Chair Lia called the meeting back into order at 8:00pm.

Speaker: Bob Bakva

The Commissioners asked questions of staff and gave direction to staff. The direction provided by the Commission to the staff consisted of the following:

Zoning Boundary

Commissioners prefer to draw the boundary as shown in the first example, which excludes the Firehouse and Gebbia office building.

Land Uses

Commission (by majority) agreed to the following changes to staff's suggested uses:

1. Commercial Parking Garages should not be permitted at all;
2. Automotive Parts and Accessory Sales allowed only when subordinate/accessory to an auto retail dealership, otherwise not allowed at all;
3. Service Stations, Government offices, Police/Fire Station, Police Storefront / Substation, Public Utility / Service Structure, Public Utility Office, Business Office, and Professional Office should require a CUP;
4. Property management and other general professional type uses listed in the prohibited category should be allowed with a CUP, similar to Business Office and Professional Office; and
5. Cultural Facility should be allowed with a CUP.

Use Intensity

All commissioners want staff to look into options for applying a sliding scale for FAR, and requested more information in the form of diagrams to get a better understanding of building size on a sample lot as it pertains to Floor Area Ratios.

Lighting

Commissioners unanimously recommend against any increase in illuminations levels.

Signage

Commissioners expressed support in allowing an increase in the aggregate size requirement for signs, but requested more information on previous variances that were processed for that purpose.

Commissioners (by majority) supported allowing a monument sign identifying all auto dealerships on Calabasas Road

Commissioners (by majority) did not support off-premise signs for auto retail lots (without a structure)

Design

All commissioners supported allowing the Architectural Review Panel to review and make recommendations on the design of buildings in the new CAR Zone rather than incorporating specific design standards into the Code.

2. Director's Report and Update on Current Projects and Future Agenda Items

Director Tamuri gave a short overview of the Council and Commission schedule for the next month.

3. Reports from the Planning Commission

None.

Adjournment:

At 9:41PM Chair Lia adjourned the meeting to the regularly scheduled meeting of the Planning Commission on March 19, 2015 at 7:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.

FOLLOWING IS A PROPOSED NEW SECTION OF THE DEVELOPMENT CODE:**17.18.035 – Commercial Auto Retailer (CAR) Overlay Zone.**

- A. Purpose and Applicability. The purpose of the CAR overlay zoning district is to protect an important economic base of the city by incentivizing the development of businesses for automotive sales and service; to safeguard and enhance property values; to protect public and private investment, buildings and open spaces; and to protect and enhance the public health, safety, and welfare.
1. The CAR overlay zoning district applies to the West Calabasas Road area of the city, as shown on the City's zoning map. This is a Master Planned area where existing parcels were zoned prior to adoption of the City's West Calabasas Road Master Plan which calls for automotive-serving uses in the area. The CAR Overlay zoning district accomplishes the following:
 - a. Ensures that auto sales and service, and other related automotive uses, are permitted within the area, consistent with the West Calabasas Road Master Plan;
 - b. Maximizes density for automotive uses in order to incentivize development consistent with the vision in the Master Plan;
 - c. Provides standards specific to appropriate automotive retailing development and operation as well as site development and design.
 2. The CAR Overlay zone shall be applied only when automotive related development consistent with that envisioned in West Calabasas Road Master Plan is proposed on a site. Projects proposing a use other than auto sales and service shall follow the development code requirements for the underlying zone.
- B. Development Standards. All development within the CAR overlay zoning district shall comply with all applicable provisions of the Development Code, in addition to the following.
1. The following automotive-related land uses are permitted by right within the CAR overlay zone district:
 - a. Sales of new and used motor vehicles;
 - b. Sales of automotive parts and accessories;
 - c. Service and repair of motor vehicles;
 - d. Car washes and automobile detailing services;
 - e. Indoor and outdoor storage of motor vehicles for sale;
 - f. Commercial parking lots; and
 - g. Automobile service and gasoline sales stations.

2. Specific building design and site development standards and guidelines applicable to this zone include those found in the West Calabasas Road Master Plan.
3. Hours of operation for automotive retailing businesses shall be limited to 7:00 A.M. to 10:00 P.M. Monday through Saturday, and 10:00 A.M. to 6:00 P.M. on Sundays, except as may otherwise be established via a conditional use permit, or as may be allowed on a temporary basis for special events under a Temporary Use Permit (issued by the Community Development Director).
4. Lighting of rooftop inventory and parking areas shall be limited to levels necessary only for security and safety needs between the hours of 10:00 P.M. and daylight. Glare from site lighting shall not travel to adjacent residential communities. All lighting shall be shielded in conformance with the requirements of Chapter 17.27.
5. The maximum allowable aggregate floor area for buildings serving an auto sales and service use on a property within the CAR Overlay Zone may not exceed a net floor area ratio of 0.6.
6. Offsite dealership and sales inventory lots are permitted within the CAR Overlay Zone, and any such inventory lot may have one monument sign of not more than ___ square feet total sign area, and not exceeding ___ feet in total height. Such sign shall be subject to sign permit review and approval by the _____.

(Ord. No. 2016-XXX, (DATE))

Following is the Sign Ordinance inclusive
of draft proposed amendments (in red-line)

Chapter 17.30 - SIGNS*

Sections:

17.30.010 - Purpose.

- A. The purpose of this chapter is to establish uniform sign regulations that are intended to:
- B. Support and promote viable businesses by allowing signage that provides adequate identification, is of high quality design, and appropriate scale and visibility;
- C. Protect the general public health, safety, welfare and aesthetics of the community;
- D. Reduce possible traffic and safety hazards to pedestrians, bicyclists and motorists through safe signage;
- E. Promote signs that identify uses and premises without confusion;
- F. Implement community design standards, consistent with the General Plan;
- G. Promote the community's appearance by regulating the design, character, location, type, quality of materials, scale, color, illumination and maintenance of signs;
- H. Eliminate visual blight and promote safety by reducing the amount of signage throughout the city within constitutional limitations;
- I. Protect the character of residential neighborhoods;
- J. Provide public notice to ensure participation in the democratic process; and
- K. Protect the public safety by allowing signs that serve to direct traffic and to identify locations for the provisions of emergency services by visible street identification signs.

(Ord. No. 2010-265, § 3, 1-27-2010)

17.30.020 - General provisions.

- A. Signs shall only be erected or maintained in compliance with this chapter. The number and area of signs as outlined in this chapter are intended to be maximum standards, which do not necessarily ensure architectural compatibility. The review authority shall consider a sign's relationship to the overall appearance and scale of the site, buildings and the surrounding community, in addition to the standards of this chapter.
- B. It is unlawful for any person to construct, maintain, display or alter or cause to be constructed, maintained, displayed or altered, a sign within the City of Calabasas except in conformance with this chapter.
- C. If a new zoning district is created after the enactment of this chapter, the director shall have the authority to make determinations as to the applicability of appropriate sign regulations in compliance with Chapter 17.03 until this chapter is amended to govern the new zoning district. Any interpretation by the director may be appealed to the commission as provided by Chapter 17.74.
- D. The city's sign design criteria (Section 17.30.060) will be used in the evaluation of sign permit applications to ensure that signs are well designed, compatible with their surrounding, and do not detract from the overall visual quality of the city.
- E. Definitions for this chapter are provided in Chapter 17.90.020.

- F. Noncommercial Sign. Noncommercial sign copy is allowed wherever commercial signage is permitted and such signs are subject to the same standards and total maximum allowances per site, building, or each design type specified in this chapter. An approval is required for a permanent noncommercial sign only when a permanent commercial sign has not been previously approved. For purposes of this chapter, all noncommercial speech messages shall be deemed to be "on-site" regardless of location.
- G. Substitution of Noncommercial Message. Subject to the consent of the property owner, a noncommercial message of any type may be substituted for all or part of the commercial or noncommercial message on any sign allowed pursuant to this chapter. Design criteria which may apply to commercial signs shall not apply to noncommercial signs, including, the following: color, lettering style, and compatibility with other signs on the same parcel or other signs subject to a sign program. No special or additional approval is required to substitute a noncommercial message for any other message on an allowable sign, provided the sign structure is already approved or exempt from the approval requirement. When a noncommercial message is substituted for any other message, the sign is still subject to the same locational and structural regulations, such as size, height, illumination, maintenance, duration of display, building and electrical code requirements, as would apply if the sign were used to display a commercial message or some other noncommercial message. In the event of any perceived or actual conflict between the general provisions of this subsection and other specific provisions in this chapter, the provisions of this subsection shall prevail.
- H. Substitution of Commercial Messages. The substitution of one commercial message for another commercial message is not automatically allowed. The substitution of a commercial message for a noncommercial message is also not automatically allowed. In addition, no off-site commercial messages may be substituted for on-site commercial messages.
- I. Severability Clause. Should any provision of this chapter or a subsequent amendment thereto be held by a court of competent jurisdiction to be either invalid, void or unenforceable, the remaining provisions of this title shall remain in full force and effect.

(Ord. No. 2010-265, § 3, 1-27-2010)

17.30.030 - Exempt signs.

The following signs shall not require approval nor shall the area of the signs be included in the maximum sign area permitted for any site or use:

- A. Required Signs. Official notices required by law, a court, or other government agency.
- B. Government Signs. Signs for traffic, safety, street identification, government services, emergency services, historical locations, interpretive signs, or city-sponsored events.
- C. Educational and directional signs for the purposes of identifying a trail or other recreational amenities in the OS-DR zoning district.
- D. Informational Signs. Signs less than four square feet that indicate the following: addresses, telephone numbers, emergency address and telephone numbers, hours and days of operation, credit information, and whether a business is open or closed. An unlit analog clock that is an integral part of a building's architecture shall also be considered an informational sign.
- E. Window Signs. Temporary non-illuminated window signs advertising products for sale on the premises shall be allowed on the inside portion of the window or on the interior of the building within three feet of the window. No window shall have more than twenty (20) percent of its window area covered by these signs. This limitation shall also include products displayed on the interior of the premises immediately in front of the window when the name of the product is visible.

- F. Noncommercial Flags. Noncommercial flags are exempt but only if they meet the following criteria: (i) a maximum vertical dimension of five feet; (ii) a maximum horizontal dimension of eight feet; (iii) a maximum cumulative square footage of all flags on a parcel of forty (40) (feet (one side); (iv) a maximum height of pole of twenty (20) feet for one story buildings and twenty-five (25) feet for two story buildings; (v) a maximum number of poles per lot or parcel of one; and (vi) in no case shall a flag pole be higher than the height of the building. In residential zones, unless an administrative plan review is obtained, flags must be house mounted and may not be on freestanding poles. A pole mounted flag in the RS, RC, RR and OS zone may be permitted subject to an administrative plan review but shall be subject to criteria (i) through (v) herein.
- G. Open House Signs. One temporary "open house" sign is exempt, provided it does not exceed three square feet in area on a property for sale, lease or rent. This sign shall only be posted when an owner or salesperson is present. A maximum of two off-site open house directional signs not exceeding three square feet in area shall be allowed and shall contain only the address of the property where the open house is being held and the name of the real estate agent or party holding the open house. Such signs shall be erected and removed on the day the open house is held. Such signs shall not be located on any public right-of-way.
- H. Temporary Noncommercial Signs and Banners. Temporary signs and banners are permitted in all zones subject to the following regulations:
1. Two temporary freestanding signs per lot containing only noncommercial messages are permitted at all times. In addition, one temporary freestanding campaign sign shall be allowed for each political candidate or issue on each street frontage per lot. All campaign signs shall be removed within ten (10) days after the election for which they are intended. Each sign shall not exceed six square feet in sign area with a maximum height of four feet. Such signs are in addition to all other signage allowed in this chapter.
 2. Such signs shall not be illuminated or posted on trees, fence posts or public utility poles, or located within any public right-of-way or on any publicly owned property and shall not be within the traffic safety visibility area required by Section 17.20.140(F).
- I. Historical Site Plaques. Plaques or signs not exceeding six square feet designating a building or site as a historical structure or site may be displayed without a permit.
- J. Construction Trade Signs. One on-site non-illuminated sign per street frontage advertising the various construction trades participating in the project is permitted on construction sites with a valid building permit. Such signs shall not exceed a maximum of thirty-two (32) square feet in sign area and shall be removed prior to an issuance of a certificate of occupancy. No construction trade sign shall exceed six feet in height.
- K. Temporary Real Estate Signs.
1. For developed property, non-illuminated real estate signs are allowed in compliance with California Civil Code Section 713 as follows:
 - a. In all residential and special purpose zones except OS-DR, a temporary real estate sign shall be permitted subject to the following conditions:
 - i. A maximum of one six square foot sign either wall or pole mounted on a single-family or duplex property. A pole mounted sign may have two faces. One on-site sign shall be permitted for each street frontage. Maximum sign height is six feet for pole mounted signs.
 - ii. A maximum of one twelve (12) square foot sign either wall or pole mounted on a multi-family property. Pole mounted signs may have two faces. One on-site sign shall be permitted for each street frontage. Maximum sign height is six feet for pole mounted signs.

- iii. One eight square foot wall or pole mounted per lot on public facility, open space or recreation property. Pole mounted sign may have, two faces. Maximum sign height is six feet for pole mounted signs.
 - iv. The sign may only remain on the property until the property is sold or leased. For properties with an approved subdivision map, the sign may remain on the property until the last unit is sold, rented or leased for the first time after construction.
- b. In commercial zones a temporary real estate sign shall be permitted subject to the following conditions:
- i. One twenty-four (24) square foot wall sign for each occupancy.
 - ii. No lighting of sign allowed.
 - iii. Sign may not project above eave.
 - iv. The sign may only remain on the property until the property is sold or leased.
2. For undeveloped property with or without an approved subdivision map a temporary real estate sign shall be allowed subject to the following conditions:
- a. One on-site sign shall be permitted for each street frontage. The sign area shall not exceed twenty-five (25) square feet.
 - b. The sign shall be non-illuminated.
 - c. Sign height shall not exceed eight feet above ground level. In those instances when the ground level is below the surface of the street, the sign height may be increased to a maximum of eight feet above the surface of the street. Zoning clearance (Section 17.62.090) and building permit approval shall be obtained for any sign of six feet or more in height.
 - d. Signs should not be placed on or near ridgelines so that they appear silhouetted against the sky when viewed from any point on a roadway designated as a scenic corridor.
 - e. In the case of a corner lot, the sign shall not obstruct the vision of motorists by being located within the traffic safety visibility area of the parcel, which shall consist of a triangular area formed by measuring thirty-five (35) feet from the intersection of the street property lines, and connecting the lines across the parcel.
 - f. For properties with an approved subdivision map, the sign may remain on the property until the last unit is sold, rented or leased for the first time after construction.

(Ord. No. 2010-265, § 3, 1-27-2010)

17.30.040 - Prohibited signs.

The following signs are inconsistent with the purposes and standards of this chapter, and are therefore prohibited:

- A. Abandoned signs that advertise or otherwise identify a business or activity which has been discontinued on the premises for a period of ninety (90) days or more;
- B. Animated, moving, flashing, blinking, reflecting, revolving, digital screen or any other similar moving or simulated moving signs;
- C. Bus stop bench signs or any copy painted on any portion of a bus stop bench;
- D. Billboards and other off-site signs, except where allowed by Section 17.30.030;

- E. Cabinet (can) signs with translucent plastic faces and internal illumination;
- F. Inflatable signs, balloons, pennants, streamers and flags, except where allowed by Section 17.30.030;
- G. Neon signs;
- H. Permanent pole mounted signs except where allowed by Section 17.30.030;
- I. Roof-mounted signs;
- J. Signs on public property or in a public right-of-way, except as provided in Section 17.30.030(A) and (C);
- K. Signs tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles (including utility and street name), stakes, electrical transformers or other accessory structures. Whenever a sign is so posted, the sign itself shall constitute prima facie evidence that the person or business identified on the sign authorized its placement;
- L. Signs painted on fences or roofs;
- M. Signs that simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in a manner to interfere with, mislead or confuse pedestrian or vehicular traffic;
- N. Temporary signs, including pedestal signs, "A" frame signs and sandwich boards, except as allowed by this chapter and the Old Town Master Plan;
- O. Temporary Vehicle Mounted or Trailer-Mounted Signs. Signs on vehicles are allowed on vehicles, without sign permits, only when the copy or message (i) relates only to the business or establishment of which the vehicle itself is a part; (ii) pertains to the sale, rent, lease or hire of such vehicle; or (iii) is a noncommercial message. Vehicles displaying signs may not be parked for the primary purpose of commercial advertising. Vehicles may not be used as mounting or holding devices for commercial signs. This provision shall not apply to public transportation vehicles; and
- P. Service station ancillary advertising signs located on the exterior of any structure or equipment. Such ancillary advertising signs include business card kiosks and other displays that advertise businesses, services, or products not located on the site.

(Ord. No. 2010-265, § 3, 1-27-2010)

17.30.050 - Sign permits and program required.

- A. Sign Permit. Signs shall only be constructed, displayed or altered with sign permit approval by the review authority.
 - 1. Application Filing. Sign permit applications shall be filed on the forms provided by the department and shall include all information required therein. Sign permit application shall also be accompanied by the required filing fee. A nighttime photo simulation shall be included in all sign applications requesting freeway facing monument signs.
 - 2. Review and Decision. A sign permit shall be approved or disapproved by the director or commission in compliance with subsection (F) of this section. The decision of the director is appealable to the commission and decisions by the commission are appealable to the council pursuant to Chapter 17.74.
- B. Sign Program. A sign program shall be required for all new shopping centers with five or more tenants or remodels of existing shopping centers with five or more tenants where new tenant spaces are created or changes are proposed to the exterior of the building. A program shall also be required as deemed necessary by the director to ensure compliance with the provisions of this chapter

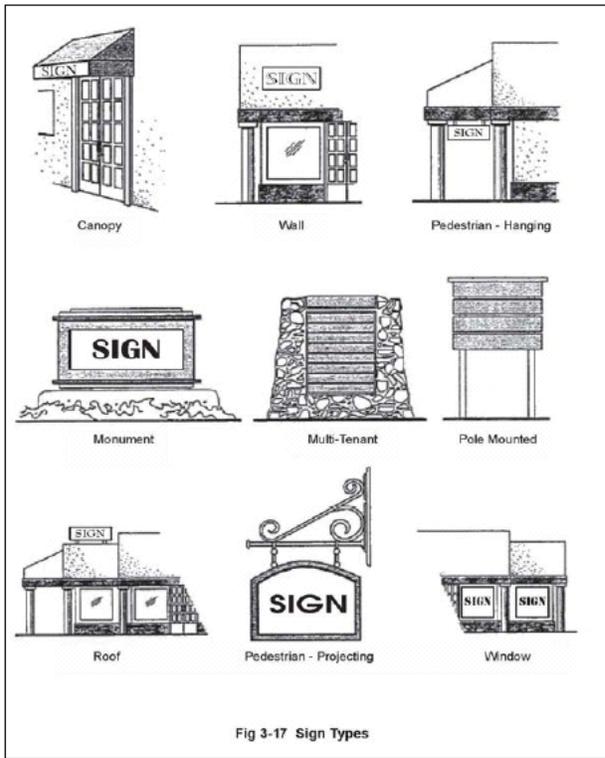
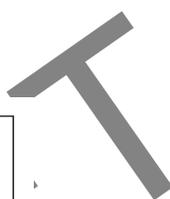
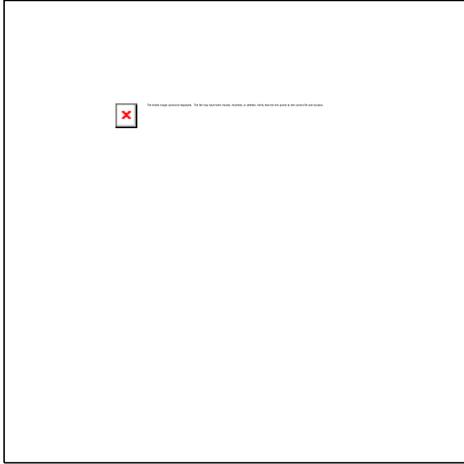
A sign program shall consist of a description, including dimensions, materials, locations, and illustration of all signs proposed on the site. The sign program shall have a unifying design theme or style, as approved by the director. A separate sign permit shall be required for all signs constructed pursuant to an approved sign program.

The purpose of a sign program is to integrate a project's signs into the architectural design of a subject site and to ensure visibility of all signs. A sign program also enables the city to ensure high quality in the design and display of multiple permanent signs and to encourage creativity and excellence in sign design.

- C. Approval Authority. A sign program shall be subject to commission approval. The director may approve minor revisions to a sign program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new sign program.
- D. If a shopping center has an approved sign program prior to the adoption of an amendment to this chapter it shall conform to the provisions of that approved sign program and not the amendment.
- E. Modifications to On-Site Sign Regulations (Section 17.30.080). In order to provide for flexibility in sign design, the commission and/or director shall have the authority to approve a sign modification for any new or existing business to allow modifications to sign area, height, and location. The commission shall have the authority to modify the sign area and height (from the ground) of a sign by no more than fifteen (15) percent. The director shall have the authority to modify the sign area and height (from the ground) of a sign by no more than five percent.

The review authority shall consider the following when it determines whether to grant a modification: sign visibility, compliance with design criteria, distance from intended audience, and relative size of the sign to existing signs. A modification shall not be based on the content of a sign.

- F. Findings for Approval. The director and/or the commission may approve or modify a sign permit, sign program or modification application in whole or in part, with or without conditions, only if the following findings are made:
 - 1. The proposed sign is permitted within the zoning district including any overlay zone and, except as provided in subsection (D) of this section, complies with all applicable provisions of this chapter, and any other applicable standards.
 - 2. The sign is in compliance with Section 17.30.060.



(Ord. No. 2010-265, § 3, 1-27-2010; [Ord. No. 2014-310, § 1\(Att. A\)](#), 2-12-2014; [Ord. No. 2015-328, § 3\(Exh. A\)](#), 10-14-2015)

17.30.060 - Sign design criteria.

Each sign in the city shall comply with the applicable provisions of (i) any adopted sign program; (ii) the business park development urban design performance standards of Section 17.20.070; and (iii) the following requirements:

- A. Relationship to Structures. Building wall and fascia signs shall be compatible with the predominant visual elements of the structure(s), including construction materials, color, or other design feature consistent with Section 17.30.050(E). Commercial centers, offices, industrial complexes, and other similar facilities shall be required to develop a sign program in compliance with the provisions of this chapter, and shall provide a compatible visual design common in theme to all applicable structures and uses.
- B. Relationship to Other Signs. Where there is more than one sign on a site or building, all permanent signs displaying a commercial message shall have designs that similarly treat or incorporate the following design elements:
 1. Letter size and style of copy;
 2. Shape of total sign and related components:
 - a. Type of construction materials,
 - b. Sign/letter color and style of copy,
 - c. Method used for supporting sign (i.e. wall or ground base),
 - d. Type of illumination, and
 - e. Location.
- C. Sign Illumination. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to minimize light spillage onto the public right-of-way or adjacent properties. Externally illuminated signs shall be lighted by screened or hidden light sources.
- D. Materials and Colors. All permanent signs shall be constructed of durable materials, which are compatible in kind or appearance to the building supporting or identified by the sign. Such materials may include, but are not limited to ceramic tile, sand blasted, hand carved or routed wood, channel lettering, concrete, stucco or stone monument signs with recessed or raised lettering. Sign colors and materials should be selected to be compatible with the existing building designs and should contribute to legibility and design integrity. Monument signs shall be landscaped at the base and the design shall be complementary of the building architecture, color and materials.
- E. Construction. Every sign including all parts, portions and materials thereof, shall be manufactured, assembled and erected in compliance with all applicable state, federal and city regulations including Title 15 of this Code.
- F. Maintenance. Every sign including all parts, portions and materials thereof, shall be maintained and kept in good repair. The display surface of all signs shall be kept clean, neatly painted and free from rust, cracking, peeling, corrosion or other states of disrepair. All temporary signs, banners and balloons shall be constructed and mounted in such a manner that they shall not rip, shred, tear or blow away by exposure to normal weather conditions. Signs constructed of paper, cardboard or other non-permanent materials shall be in place no more than sixty (60) days.
- G. Relationship to Streets/Public Rights-of-Way. Signs shall be designed and located to not obstruct any pedestrian, bicyclist, or driver's view of the public right-of-way.
 1. No sign shall be located in or project into the present or future right-of-way of any public street unless specifically authorized by other provisions of this section.

2. No sign shall interfere with the sight distance of motorists and cyclists proceeding on or approaching adjacent streets, alleys, driveways, or parking area(s), or of pedestrians proceeding on or approaching adjacent sidewalks or pedestrian ways as determined by the city engineer.
 3. No sign suspended over or projecting into the area above a driveway located on private property shall be situated at a height of less than fifteen (15) feet above the surface of the driveway.
 4. No sign suspended over, or projecting into, the area above a pedestrian way shall be situated at a height of less than eight feet, six inches above the ground surface.
- H. Screening. To minimize the visual mass and projection of the sign, all electrical transformer boxes and raceways shall be concealed from public right-of-way and adjacent properties. If a raceway cannot be mounted internally-behind a finished exterior wall, the exposed metal surfaces of the raceway shall be finished to match the background wall, or integrated into the overall design of the sign. All exposed conduit shall be concealed from public view.

(Ord. No. 2010-265, § 3, 1-27-2010; [Ord. No. 2015-328, § 3\(Exh. A\)](#), 10-14-2015)

17.30.070 - Method of measuring of sign area and height.

For the purposes of determining compliance with this chapter, the area and height of signs shall be measured as provided by this section.

- A. Sign Area. Sign area shall be computed by drawing a line around the outer perimeter of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The total area of the sign shall include all sign faces. See Figure 3-18.
- B. Monument Sign Height and Area. Sign area shall be measured using the criteria described in Section 17.30.060(A) except area calculations shall not include architectural treatments and support structures that are separately regulated. One side of a double-faced (back to back) sign shall be included when calculating sign area. Sign height shall be measured as the vertical distance from grade adjacent to the base of the sign footing, to the top of the sign, including the support structure and any design elements. In no case shall an artificial grade be established for the sole purpose of elevating the grade adjacent to the base of the sign footing for purposes of sign measurement. See Figure 3-19.
- C. Freeway Facing Monument Sign Additional Height and Area for Commercial Shopping Centers: The planning commission shall consider an application and may grant the allowance of additional height and area up to the maximum of sixteen (16) feet allowed when a) recommended by the Architectural Review Panel, and b) at least one (1) of the following circumstances is present:
 1. The sign is obscured by a physical barrier, such as an existing structure or berm, reducing its visibility from a scenic corridor or public right-of-way;
 2. The location of the sign is at a disadvantage for viewing due to its location at distance from a scenic corridor or right-of-way;
 3. The sign seeks to identify multiple tenants, and the legibility of the tenant signage is enhanced by additional sign area;
 4. The sign is located along the freeway corridor, where traveling speed reduces the opportunity to read the sign based on criteria such as reduced visibility, width of lot or other factor as noted above.

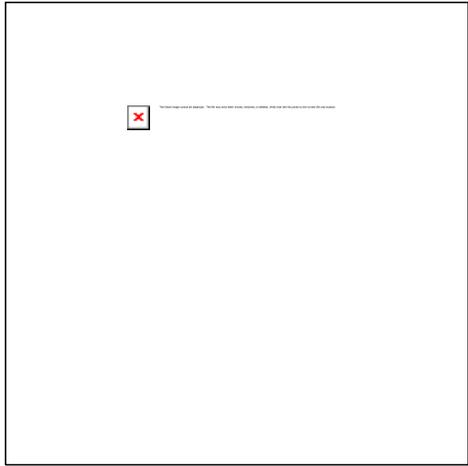


Fig 3-18 Measurement of Sign Area

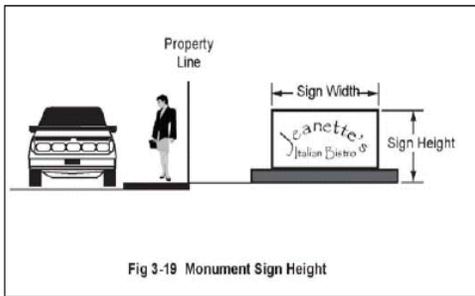


Fig 3-19 Monument Sign Height

(Ord. No. 2010-265, § 3, 1-27-2010; [Ord. No. 2015-328, § 3\(Exh. A\)](#), 10-14-2015)

17.30.080 - On-site sign regulations.

The signs described in this section may be allowed only on the same site as the use being advertised or identified unless otherwise noted.

A. Signs Allowed by Permit in All Zoning Districts. The following signs are allowed in all zoning districts, subject to the regulations in this chapter and issuance of a sign permit or other permit as specified below:

1. Directional Signs. Signs necessary for public convenience and safety, not exceeding four square feet in size or three feet in height, containing information including "entrance," "exit," or directional arrows designed to be viewed by on-site pedestrians or motorists.
2. Temporary Banners. One temporary banner not exceeding twenty (20) square feet in size shall be permitted for special events if authorized by a temporary use permit. A temporary banner shall be allowed one time for not more than two weeks per year. Banner signs within commercial centers provided for under an adopted sign program shall not be considered temporary banners. Balloons shall be permitted for special events in conjunction with temporary banners if authorized by a temporary use permit.

All temporary banners and balloons shall be constructed and mounted in such a manner that they shall not rip, shred, tear or blow away by exposure to normal weather conditions. These signs shall not be illuminated or posted on trees, fence posts or public utility poles, or located within any public right-of-way or on any publicly owned property and shall not be within the traffic safety visibility area required by Section 17.20.120(D).

B. Signs Allowed by Permit in Specific Zoning Districts. A permit shall be required for the installation of any sign within the zoning district listed in Tables 3-17 through 3-21. No permit shall be issued except for a sign in compliance with these tables.

Subject to sign program approval, decorative and other supportive architectural graphics, including company logos, are allowed in a commercial zoning district in addition to permitted building-mounted signs. The graphics shall be clearly secondary to the main sign in terms of their size and the portion of wall area covered, and shall complement the building and main sign in color and style. The area of the graphics and any logo shall be counted as part of the total sign area allowed on the building.

1. Flag and Land Locked Commercial Lots. Subject to the limitations set forth in the following tables, one monument sign may be located in a private access easement adjacent to a public street to provide business identification and directional information for a parcel without street frontage when (i) a wall sign would not be easily seen from the public street; and (ii) there is sufficient area to accommodate a monument sign. The sign shall maintain an adequate separation from other monument signs in the vicinity and shall be placed to avoid undue concentration of monument signs as determined by the director.
2. Kiosks. Kiosks shall be allowed with the approval of a sign program subject to the following standards:
 - a. In multi-tenant projects of greater than twenty thousand (20,000) square feet with outdoor spaces of greater than one thousand (1,000) square feet.
 - b. Located in a manner that allows for proper handicap access around the entire kiosk area.
 - c. Maximum height shall not exceed eight feet.
 - d. Maximum area of each kiosk shall not exceed forty (40) square feet.
 - e. Maximum number shall not exceed one for every twenty thousand (20,000) square feet of building area.

- f. The sign area shall be in addition to the sign area allowed in the tables below.
 - g. Signs located in the kiosk shall only advertise businesses or services offered by the businesses located within the shopping center. No off-site advertising is allowed. Noncommercial sign copy is allowed wherever commercial signage is permitted.
3. Calabasas Road District Commercial Auto Retail (CAR) Overlay Zone.

a) Monument signs shall be permitted along both sides of the CAR Overlay Zone. ~~Calabasas Road from the east side of Muroau Road to the west side of Parkway Calabasas ("Calabasas Road district").~~ The maximum height of an on-site monument sign ~~in the Calabasas Road district~~ shall be twenty (20) feet in height, with the sign area not to exceed one hundred (100) square feet. For offsite locations being used for dealership inventory display and/or storage purposes, the maximum height of a monument sign shall be ten (10) feet in height and not exceed eighty (80) square feet. Notwithstanding the forgoing, the council, following review and consideration from the commission, may grant an exception allowing an on-site monument sign up to twenty-five (25) feet in height and up to one hundred fifty (150) square feet in sign area, upon finding that increased height or sign area is necessary to allow the applicant visibility comparable to that enjoyed by a substantial number of other properties in the Calabasas Road district. A property which contains a nonconforming pole sign(s) shall not be authorized to construct a monument sign under this paragraph unless the applicant agrees to abate the pole sign(s) as a condition of this approval.

b) Automotive Dealerships located in the CAR Overlay Zone may construct signs in accordance with the standards herein at off site locations used for automotive inventory storage and display purposes in association with the primary dealership.

- 1. Signs permitted in RS, RM, RR, RC, and HM (Residential Single Family, Residential Multi-Family, Rural Residential, Rural Community and Hillside Mountainous) Zones.

Table 3-17
Permitted Signs in RS, RM, RR, RC, and HM Zoning Districts

Sign Type	Sign Class	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
Wall or monument	Single-family neighborhood identification and Multifamily or mobile home park identification	1 of each sign type per street frontage	5 sq. ft. per acre, not to exceed 30 sq. ft. per sign	8 ft. monument	10 ft. minimum front setback, 5 ft. side setback	Yes	Copy limited to name and address of project.
	Institutional	1 of each sign type	5 sq. ft. per acre,	8 ft. monument	10 ft. minimum	Yes	Name of institution and

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		per street frontage	not to exceed 20 sq. ft. per sign		front setback, 5 ft. side setback		illuminated Directory only. Religious and educational facilities may have marquee sign consistent with monument sign requirements.
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Note: Maximum sign area includes all monument and building mounted signs. All lighting must comply with the Lighting Ordinance.

- Signs permitted in CL, CR, CMU, CO, CB, [CAR](#) (Commercial-Limited, Commercial-Retail, Commercial-Mixed Use, Commercial-Office and Commercial-Business Park, [Commercial Auto Retail Overlay](#)) Zones:

Table 3-18
Permitted Signs in CL, CR, CMU, CO, [CAR](#) and CB Zoning Districts

Sign Type	Sign Class	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed	Additional Requirements
Monument	Commercial center/complex	1 per center or complex 2 for each center/complex with 2 access driveways and a minimum separation between signs of 150	100 sq. ft. per face, 2 faces max. Sign copy limited to 50 sq. ft. with remaining square footage devoted to architectural support and	10 ft., except that 20 ft. maximum is permitted in Calabasas Road district only and up to 25 ft. with council approval, per Section	Must be in landscaped area generally equal the area of the sign. Must not block views at corners and	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Allowed to advertise the name of the center or complex and one major tenant. Multitenant signs may be allowed

		ft.	design. 150 sq. ft. max. in Calabasas Road district only, and only with approval of the council, per Section 17.30.080(B) (3)	17.30.080(B) (3)	driveways.		with an approved Sign Program. Consideration shall be given to the placement and compatibility with adjoining properties and signs.
	Single purpose building of automotive retailing use in the CAR zone	1 per building 2 for each single purpose bldg. with 2 access driveways and a minimum separation between signs of 300 ft. In CAR Zone, one for each off premise site used for Automotive inventory display or storage.		10 ft., except that 20 ft. maximum is permitted in Calabasas Road district only	Must be in landscaped area generally equal the area of the sign. Must not block views at corners and driveways.	Interior or exterior. All lighting shall comply with Lighting Ordinance	Allowed to advertise the name of the center or complex and one major tenant. Multitenant signs may be allowed with an approved Sign Program. Consideration shall be given to the placement and compatibility with adjoining

							properties and signs.
Building Mounted	Commercial office or business park	1 per building	0.5 sq. ft. per linear foot of storefront; 15 sq. ft. minimum and 80 sq. ft. maximum per sign.	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Centered on wall or canopy over storefront and proportional to building mass.	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Letters to be individually mounted on the building. Sign area may not be accumulated on one lineal dimension of the building & shall not exceed the allowed area on any one dimension of the building. Businesses that sublease a minimum of 100 square feet within a major tenant located in a shopping center shall be allowed a 15 square foot sign.

Building Mounted	Retail - Tenant Identification	1 per street frontage or 1 for each occupancy for multitenant building. 1 additional for each tenant space that faces on more than 1 street. Max. 2 signs per business	0.5 sq. ft. per linear foot of storefront; 15 sq. ft. minimum and 80 sq. ft. maximum per sign.	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Centered on wall or canopy over storefront and proportional to building mass.	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Letters to be individually mounted on the building. Sign area may not be accumulated on one lineal dimension of the building & shall not exceed the allowed area on any one dimension of the building. Businesses that sublease a minimum of 100 square feet within a major tenant located in a shopping center shall be allowed a 15 square foot sign.
Building Mounted	Retail - Tenant Identification	1 additional sign allowed for	1/2 the total signage allowed on				Letters to be individually

	n	secondary main public entrance located on the side of a building adjacent to public parking. Max. 2 signs per business	the front may be located on the side entrance				mounted on the building
Building Mounted , Freeway Facing	Commercial office, retail or business park	1 per single purpose building or 1 per commercial center or complex 1 additional for bldgs. Over 50,000 sq. ft. for a 2 nd tenant with at least 30% of floor area	.5 sq. ft. per linear foot of building frontage with a maximum of 80 sq. ft. per sign	Shall not project above an eave or parapet, including the eaves of a mansard roof.	100 ft. separation between freeway facing signs an same building	Non-illuminated only	Sign copy limited to a single business name. Sign design to be consistent with design of building and other signs on site. Shall be consistent with Scenic Corridor Ordinance.
Pedestrian	Commercial office, retail or business park	1 projecting sign per tenant	3 sq. ft. per face. 2 faces max.	Lower edge must be min. 8 ft. above finished grade.	Perpendicular to building wall. Must be centered under canopy or eave.	No	May not project into street. Sign shall appear to be architectural and integral part of

							bldg.
Window	Commercial office, retail or business park	1 per window	3 sq. ft.	None	None	No	Sign copy limited to business identification.

Note: A commercial center or complex is defined as where a project shares similar landscape features, common access ways, reciprocal parking or architectural features. Multitenant sites shall have Sign Program, per Section 17.30.050. In street corridors with adopted design guidelines or Master Plans, signage shall be consistent with adopted plans.

3. Signs permitted in the CT (Commercial-Old Town) Zone:

Table 3-19 Permitted Signs in CT Zoning District							
Sign Type	Sign Class	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed	Additional Requirements
Monument	Commercial center/complex	1 per center or complex 2 for each center/complex with 2 access driveways and a minimum separation between signs of 300 ft.	100 sq. ft. per face, 2 faces max. Sign copy limited to 50 sq. ft. with remaining square footage devoted to architectural support & design.	8 ft.	Must be in landscaped area generally equal the area of the sign. Must not block views at corners and driveways.	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Allowed to advertise the name of the center or complex and one major tenant. Multitenant signs may be allowed with an approved Sign Program. Consideration shall be given to the

							placement and compatibility with adjoining properties and signs.
Monument	Single purpose building	1 per building 2 for each single purpose bldg. with 2 access driveways and a minimum separation between signs of 300 ft.	100 sq. ft. per face, 2 faces max. Sign copy limited to 50 sq. ft. with remaining square footage devoted to architectural support and design.	8 ft.	Must be in landscaped area generally equal the area of the sign. Must not block views at corners and driveways.	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Allowed to advertise the name of the center or complex and one major tenant. Multitenant signs may be allowed with an approved Sign Program. Consideration shall be given to the placement and compatibility with adjoining properties and signs. During construction, on-site advertising of the construction trades participating

							in the project shall be allowed.
Building Mounted	Commercial office or business park	1 per tenant	10 sq. ft. max	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Centered on wall or canopy over store front and proportional to building mass.	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Letters to be individually mounted on the building.
Building Mounted	Retail - Tenant Identification	1 per street frontage or 1 for each occupancy for multitenant building. 1 additional for each tenant space that faces on more than 1 street. Max. 2 signs per business	10 sq. ft. max.	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Centered on wall or canopy over store front and proportional to building mass.	Interior or exterior. All lighting shall comply with Lighting Ordinance.	Letters to be individually mounted on the building. Sign area may not be accumulated on one lineal dimension of the building and shall not exceed the allowed area on any one dimension of the building.
Building Mounted	Retail - Tenant Identification	1 additional sign allowed for secondary main public	1/2 the total signage allowed on	Shall not project above an eave or	Centered on wall or canopy over store front	Interior or exterior. All	Letters to be individually mounted on

		entrance located on the side of a building adjacent to a public parking. Max. 2 signs per business	the front may be located on the side entrance.	parapet, including the eaves of a mansard roof.	and proportional to building mass.	lighting shall comply with Lighting Ordinance.	the building.
Building Mounted, Freeway Facing	Commercial office, retail or business park	1 per single purpose building or 1 per commercial center or complex. 1 additional for bldgs. Over 50,000 sq. ft. for a 2 nd tenant with at least 30% of floor area	0.5 sq. ft. per linear foot of frontage; 15 sq. ft. min. and 80 sq. ft. max. per sign	Shall not project above an eave or parapet, including the eaves of a mansard roof.	100 ft. separation between freeway facing signs on same building	Non-illuminated only	Sign copy limited to a single business name. Sign design to be consistent with design of building and other signs on site. Shall be consistent with Scenic Corridor Ordinance.
Pedestrian	Commercial office, retail or business park	1 projecting sign per tenant	3 sq. ft. per face. 2 faces max.	Lower edge must be min. 8 ft. above finished grade.	Perpendicular to building wall. Must be centered under canopy or eave.	No	May not project into street. Sign shall appear to be architectural and integral part of bldg.
Window	Commercial office, retail or business	1 per window	3 sq. ft.	None	None	No	Sign copy limited to business identification

	park						n.
Portable A-Frame	Retail - Tenant Identification	1 per business	7 sq. ft.	3 ft.	Must be placed within 5 feet of retail storefront	No	Sign may only be displayed during hours of operation

Note: A commercial center or complex is defined as where a project shares similar landscape features, common access ways, reciprocal parking or architectural features. Multitenant sites shall have Sign Program, per Section 17.30.050. In street corridors with adopted design guidelines or Master Plans, signage shall be consistent with adopted plans.

4. Signs permitted in PF, OS, and REC (Public-Facilities, Open Space and Recreation) Zones:

Zoning District	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
PF	Building-mounted or monument (public site)	1 per lot	5 sq. ft. per acre up to 100 sq. ft. max. 25 sq. ft. min.	8 ft. for monument, eave height for wall-mounted	None	Yes	Public sites include public utilities, schools, police and fire stations, etc.
	Building-mounted or monument (private site)	1 per lot	5 sq. ft. per acre up to 100 sq. ft. max. 25 sq. ft. min.	8 ft. for monument, eave height for wall-mounted	10 ft. from any property line for monument sign	No	Private sites include day care centers, recreational uses, and private schools.
	Building	1 per	10 sq. ft.	Height of	Flat on wall	No	Copy should identify name

	identification	building		eave			and address of facility.
	Directional or imperative	No limit	6 sq. ft. per face, 2 faces max.	15 ft.	None	Interior only	
OS, REC, OS-DR	Building-mounted or monument (public site)	1 per street or parking lot frontage	5 sq. ft. per acre up to 100 sq. ft. max. 25 sq. ft. min.	8 ft. monument, eave height for wall-mounted	None	Yes	Copy limited to name and address of facility, or as approved by director.
	Building-mounted or monument (private site)	1 per lot	5 sq. ft. per acre up to 100 sq. ft. max. 25 sq. ft. min.	8 ft. monument, eave height for wall-mounted	10 ft. from any property line for any monument sign	No	Copy limited to name and address of facility, or as approved by director.

5. Specific land use signs shall be allowed in addition to other permitted signs authorized by this chapter:

Sign Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
Drive-through restaurant	Menu board	1 per building	30 sq. ft.	6 ft.	Shall be screened from street and shall not block views at corners and	Yes, during hours of operation. All lighting shall comply with	Light shall not negatively impact adjacent residential properties.

					driveways.	Lighting Ordinance	
Service Station	Special service signs	1 per service	10% of building face; 25 sq. ft. maximum	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Flat on wall	Yes	Copy limited to special service use (e.g., car wash, mini-mart, repair services).
	Price signs	1 each for self- and full-service	20 sq. ft. total, or as required by State law	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Flat on wall or canopy	No	Copy limited to fuel grades and related prices.
	Directional signs	1 per pump island, 4 per station max.	2 sq. ft. per sign face	Four (4) feet from ground to top of sign	Flat on wall or canopy	No	Copy limited to directions such as self-serve, full-serve, air water, cashier etc.
Auto Dealership * *The aggregate of all building mounted	Special service signs	1 per service	10% of building face; 25 sq. ft. maximum	Shall not project above an eave or parapet, including the eaves	Flat on wall	Yes. Interior or exterior. All lighting shall comply with	Copy limited to special service use (e.g. Service, Parts, etc.).

signs shall not exceed 1 sq. ft. per linear foot of building frontage				of a mansard roof.		Lighting Ordinance .	
	Directional signs	4 per site maximum	2 sq. ft. per sign face	Four (4) feet from ground to top of sign		No	Copy limited to directions to special service uses such as service, parts, etc.
	Franchise signs	1 per each franchise	80 sq. ft. maximum	Shall not project above an eave or parapet, including the eaves of a mansard roof.	Flat on wall	Yes	Copy limited to name of franchise (e.g. Mercedes, Volvo, etc.).
Commercial Shopping Center (5 or more tenants)	Freeway Facing Monument Sign	1 maximum per each center	100 sq. ft. with additional area up to 200 sf possible per 17.30.070 C.	10 ft. with additional height up to 16 ft. maximum possible per 17.30.070 C.	Must be in landscaped area generally equal the area of the sign. Must not block views at corners and driveways.	Yes, halo-style only	Shopping center screening shall meet the requirements of 17.18.040 - Scenic corridor (-SC) overlay zone and 17.20.120 - Freeway corridor

							development.
	Gateway Sign	1 per access driveway and a minimum separation between monument or Gateway signs of 150 ft.	100 sq. ft. with additional area up to 200 sq. ft. possible per 17.30.070 C.	10 ft. maximum	Must be in landscaped area generally equal the area of the sign. Must not block views at corners and driveways.	Yes	Allowed to advertise the name of the center or complex and tenants. Gateway signs may be allowed with an approved Sign Program. Consideration shall be given to the placement and compatibility with adjoining properties and signs.
	Directional Signs (Tenant Identification only)	2 per shopping centers with 5 to 10 tenants and 3 per shopping centers with more than 10 tenants.	4 sq. ft. per sign face	6 ft. maximum	Located within shopping center only.	No	Allowed to advertise the name of tenants located in the center or complex only. Signs shall only incorporate two color schemes in design and all signs within center or complex shall have the

							same color scheme.
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(Ord. No. 2010-265, § 3, 1-27-2010; [Ord. No. 2014-310, § 1\(Att. A\)](#), 2-12-2014; [Ord. No. 2015-328, § 3\(Exh. A\)](#), 10-14-2015)

17.30.090 - Nonconforming signs.

This section recognizes that the eventual elimination of existing signs (on-site and off-site) that are not in conformity with the provisions of this chapter is as important as the prohibition of new signs that would violate these regulations.

- A. Continuation of Nonconforming Sign. A legally established sign that does not conform to the provisions of this chapter may continue to be used in compliance with Section 17.30.100, except that the sign shall not be:
 1. Structurally altered to extend its useful life;
 2. Expanded, moved, or relocated;
 3. Re-established after a business has been discontinued for ninety (90) days or more; or
 4. Re-established after damage or destruction of more than fifty (50) percent of the value of the physical structure of the sign, as determined by the director.
- B. Sign Copy Changes. The sign copy and sign faces of a nonconforming sign may be changed upon obtaining a sign permit provided that the change does not include a structural change in the display.
- C. Correction of Nonconformities Required. Approval of any structures on a site or a change in the land use on a site shall require that all nonconforming signs on the site be brought into conformity with this chapter.

(Ord. No. 2010-265, § 3, 1-27-2010)

17.30.100 - Nonconforming sign abatement.

- A. Time Limits. A nonconforming sign shall comply with this chapter within the period of time prescribed in subsection (B) of this section.
- B. Amortization Schedule.

Table 3-22 Nonconforming Sign Amortization Schedule	
Nonconforming Classification	Period for removal or modification
Billboards	Life of sign, unless removal is required as part of a project because the project cannot be built without removing the display or as required by Section

	17.30.090.
Pole signs over 25 feet in height	15 years from the adoption of this Code
Roof signs	15 years from the adoption of this Code
Animated, moving or flashing signs	15 years from the adoption of this Code
All other nonconforming signs	Life of sign or as required by Section 17.30.090.

- C. Notice of Abatement. Upon the expiration of the amortization period set forth in subsection B of this section, the director may abate a nonconforming sign. The director shall first send a written notice of abatement by certified mail, return receipt requested to owners of the businesses advertised on the signs and the owners of the property on which the sign is located as shown in the current assessor's records. The date of service shall be the date the director places the notice in a U.S. Postal Service mail receptacle. A notice of abatement shall state the following:
1. A description of the nonconformity, applicable amortization schedule;
 2. A statement that the amortization period has expired; date of expiration;
 3. That an appeal may only be filed with respect to the director's determination regarding the applicable amortization period.
 4. That an appeal must be filed thirty (30) days from the date of service of the notice.
- D. Appeal. The owners of the businesses advertised on the sign and the owners of the property on which the sign is located may appeal the director's determination regarding the applicable amortization period or request a time extension, on a form provided by the director and accompanied by any required fee in compliance with Section 17.60.040, within thirty (30) days of the date of service of the notice.
1. Hearings. Within sixty (60) days after receipt of an appeal, the commission shall hold a public hearing and shall forward a recommendation to the council as to whether the nonconformity should be abated as indicated in the notice, or whether a time extension should be granted in compliance with subsection (D)(2) of this section.
 - a. Notice of Hearing. Notice of the commission and council hearings shall be provided in the same manner as provided by Chapter 17.78. Both the owner of the business advertised on the sign and the owner of the property on which the sign is located shall be given notice of the hearing.
 - b. Conduct of Hearing. The commission shall receive written and oral testimony at the hearing relating to the term of abatement. During the hearing, the owner shall be permitted to call witnesses and be represented by counsel.
 - c. Commission Recommendation. At the close of the hearing, the commission shall make a recommendation to the council regarding an appeal. The burden of proof shall be upon the

appellant to demonstrate by a preponderance of the evidence that he or she is entitled to a longer abatement period than that contained in the notice of abatement. If the appellant is requesting a time extension, the commission may grant or deny the appeal in compliance with subsection (D)(2) of this section.

- d. Council Hearing. The council shall hold a hearing with notice given in compliance with subsection (D)(1) of this section and render a decision regarding an appeal.
 2. Extension of Time. The council may grant an extension of the time for abatement of a nonconforming sign where it can be demonstrated that an unreasonable hardship would otherwise be imposed on the appellant. The council shall base its decision on any competent evidence presented, including the following:
 - a. The nature of the sign and the use it advertises;
 - b. The amount of the owner's investment in the sign;
 - c. The detriment, if any, caused to the neighborhood by continuance of the nonconforming sign beyond the amortization period;
 - d. The amount of time needed to amortize the investment in the sign; and,
 - e. Any available depreciation information from the owner's latest federal income tax return, or other applicable documentation.
 3. Decision and Order. The council's decision and the findings in support of the decision shall be in the form of a written order and shall be served upon the appellant personally or by certified mail, return receipt requested, within ten (10) days after the decision is rendered. The order shall be binding upon the appellant, the owners of the business advertised on the sign, the owners of the property on which the sign is located, and the owners' successors, heirs and assignees. If the council grants a time extension, the council may require reasonable modifications or alterations to the sign for the purpose of improving the sign's appearance or compliance with this development code, the Municipal Code or state law.
 4. Recordation of Order. Within thirty (30) days after the hearing, notice of the decision and order of the council shall be recorded with the Los Angeles County recorder's office.
- E. Applicability of Section.
1. This section applies only to legal nonconforming signs.
 2. Nothing herein prevents the earlier removal of a legal nonconforming sign pursuant to Section 17.30.110.

(Ord. No. 2010-265, § 3, 1-27-2010)

17.30.110 - Removal of illegally installed or unsafe signs.

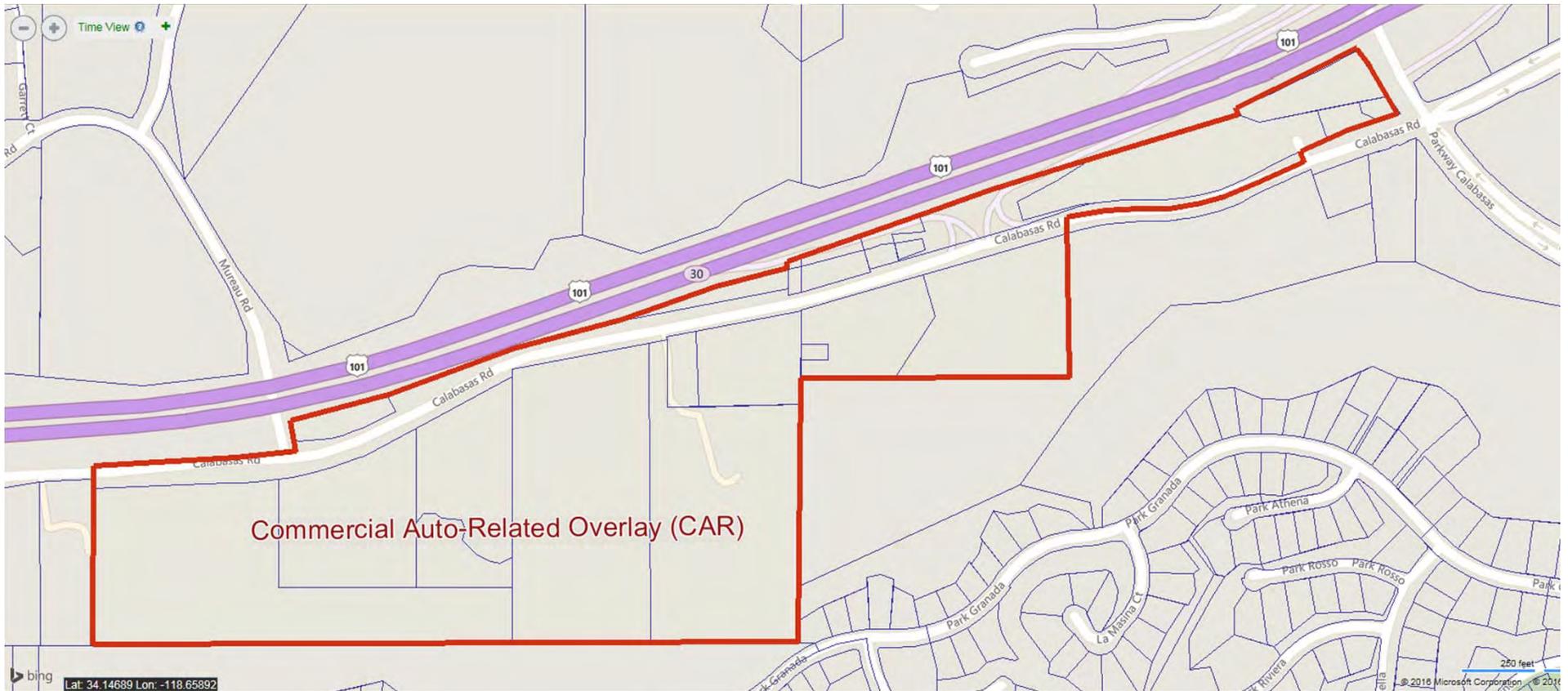
- A. Unsafe Signs. Any sign that presents an immediate danger to the public health or safety may be removed by the city without prior notice. Alternatively, the director may issue a notice of violation and give the permit holder, property owner, or person in possession and control of the property fifteen (15) days to cure the violation. The date of service shall be the date the director places the notice in a U.S. Postal Service mail receptacle. In the case of an unsafe sign removed by the city, the costs of such removal and storage shall be borne by the permit holder, property owner, or person in possession and control of the property, as applicable and may be collected by the city in the same manner as it collects any other debt or obligation. No unsafe sign that has been removed and stored by the city shall be released until the costs of removal and storage have been paid. If an unsafe sign remains uncured for a period of thirty (30) days after service of the notice, the city may remove the sign and dispose of it.

- B. **Illegal Signs.** Any illegal sign shall be removed or brought into conformity by the permit holder, property owner, or person in possession and control of the property following written notice from the director as specified in Chapter 17.80. The director's order may be appealed to the council in the manner provided in Chapter 17.80.
- C. **Abandoned Signs.** A sign that advertises or otherwise identifies a business or activity which has been discontinued on the premises for a period of ninety (90) days shall be considered abandoned and shall be removed by the owner or lessee of the premise.
- D. **Penalties.** Illegal signs shall be subject to the remedies established in Municipal Code Chapter 17.80.
- E. **Removal of Illegal Signs in the Public Right-of-Way.** The director may cause the immediate removal of any sign within the public right-of-way or on property that is otherwise abandoned that has been placed there without first complying with the requirements of this chapter.

(Ord. No. 2010-265, § 3, 1-27-2010)

DRAFT

Proposed Commercial – Auto Related (CAR) Overlay Zone



Commercial Auto Retail Zone



CITY *of* CALABASAS

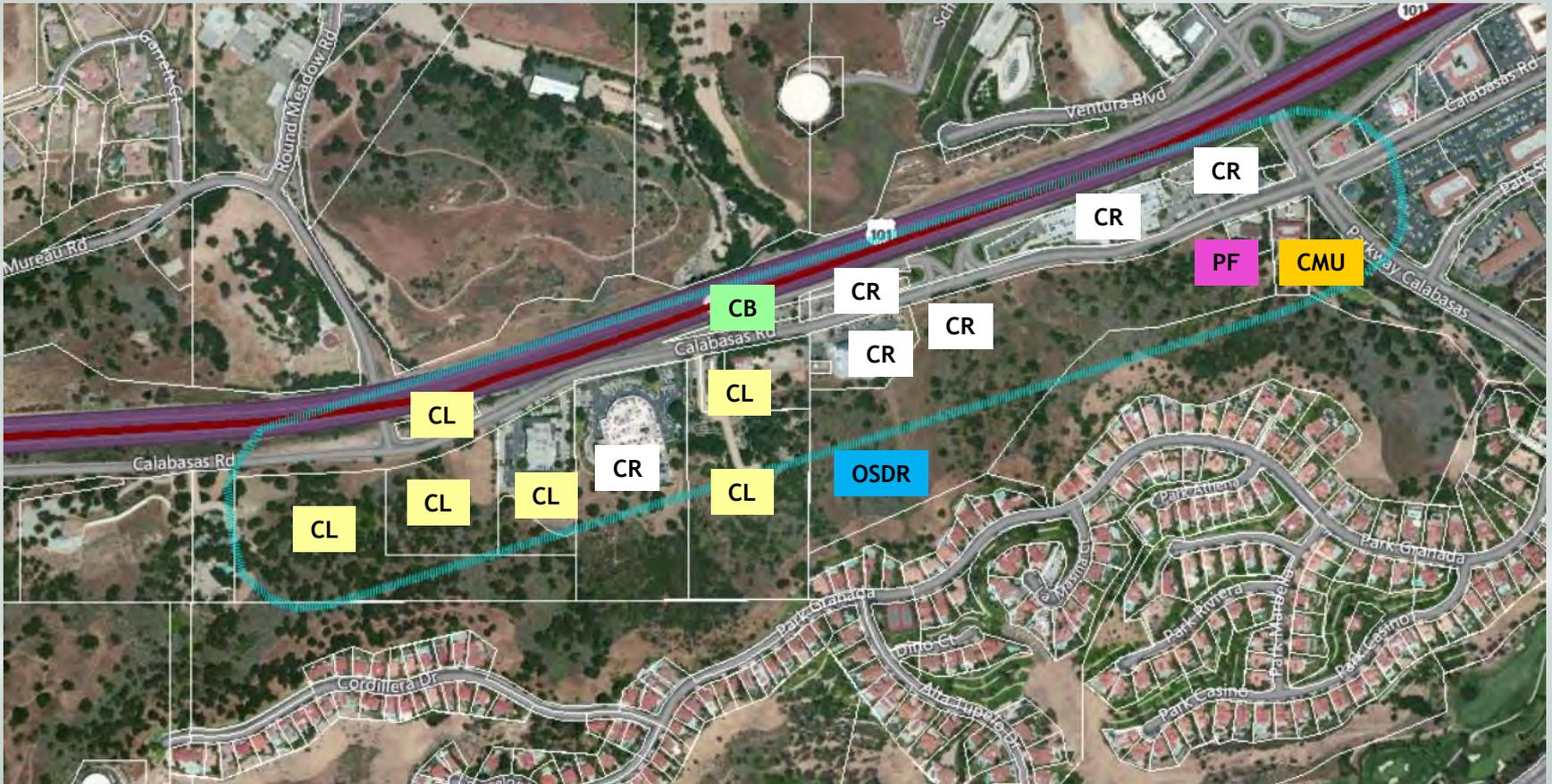
Council Discussion
August 10, 2016

Evolution of Automobile Zone

- West Calabasas Road Master Plan (WCRMP) adopted December 6, 2006.
 - The Master Plan prioritizes auto-serving uses for this area.
- 2030 General Plan adopted in 2008
 - Incorporated WCRMP By Reference
- Development Code Approved in 2010
 - Zoning was not modified to reflect WCRMP guidance



Current Zoning



Applications

- Received:
 - Sperling Nursery Site (Nissan/submitted 7/16)
 - Property East of Mini (Westin Hotel)
- Anticipated:
 - Acura Site (Dealership/future remodeling)
 - 17 acres west of Acura
 - Pelican's Site (Bob Smith BMW)



Past Guidance

PC Meeting of November 20, 2014:

- Align Zoning With WCRMP
- Supportive of Allowing Auto Sales By Right
- Uses Other Than Auto Sales Could Be Allowed Via CUP
- Supportive of Allowing Restaurants In The Zone
- Align Sign Design Standards with WCRMP



Past Guidance

Council Meeting of January 14, 2016:

- Supportive of an Auto Zone by Right
- Uses Other Than Auto Sales Should Be Allowed
- Workshop With Planning Commission To Study The Approach And Scope



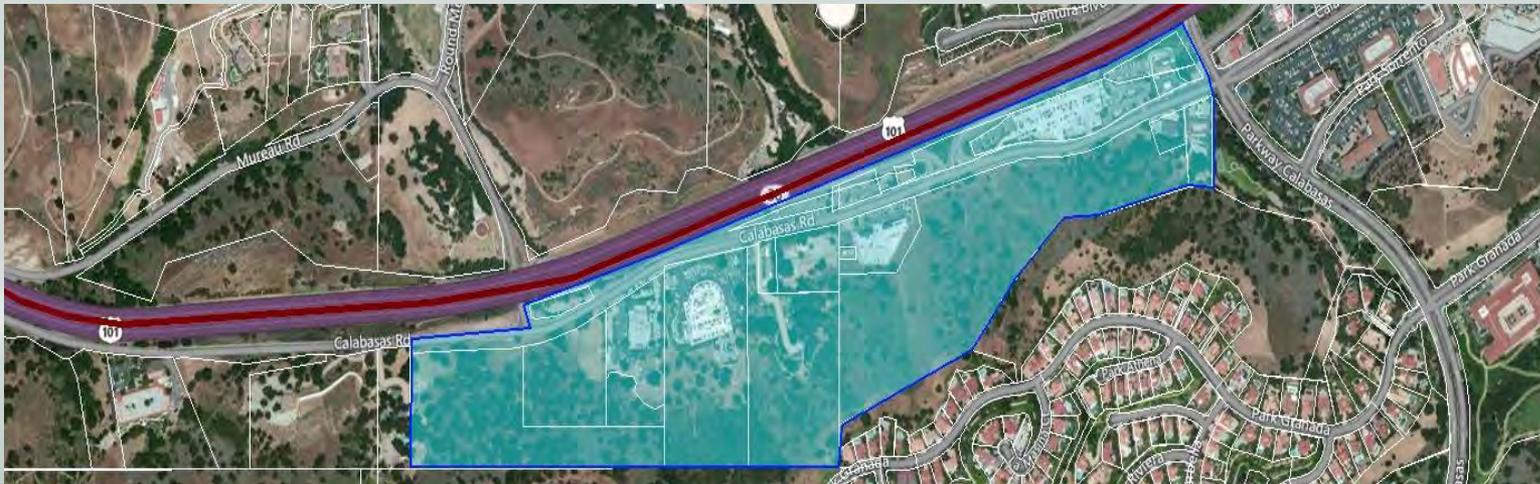
Past Guidance

Planning Workshop of March 12, 2015:

- Zone Boundary
- Allowed Land Uses
- Development Standards
- Lighting
- Design



Suggested CAR Zone Boundaries



Current Land Uses and Zoning

- Currently, and given the range of zoning districts, **152 different uses** are either permitted by right, by Conditional Use Permit (CUP), or by Temporary Use Permit (TUP)
- Further, CL Zoning (which exists for a number of properties) **does not permit auto sales and service uses**
- The new CAR Zone Overlay District is intended to be a specialized zone applying only to the mapped study area, and only for auto related uses.



Suggested CAR Land Uses

(Permitted By Right)

- Motor Vehicle Sales (New and Used)
- Automotive Parts and Accessory Sales
- Automotive Services (repair – all types)
- Car Wash / Detailing
- Indoor/Outdoor Motor Vehicle Storage/Lots
- **Parking – Commercial Lot/Garage**
- Service Station



Use Intensity

(Floor Area Ratio – Existing Zoning)

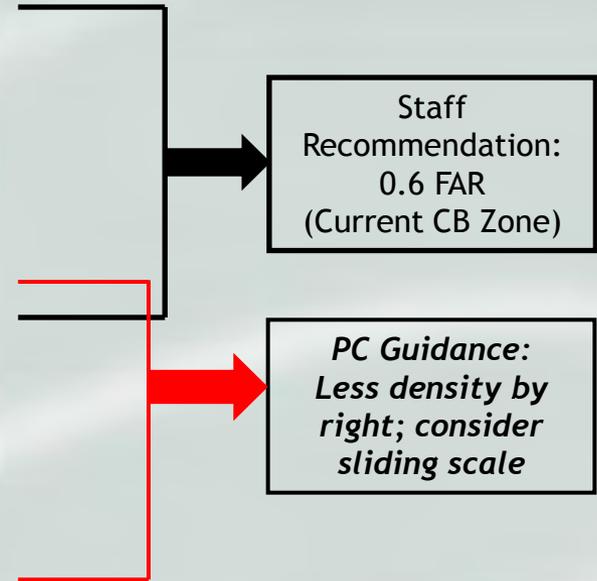
- Maximum Floor Area Ratios For The predominant zoning districts found along the Corridor are as follows:
 - CL 0.20
 - CR 0.20 to 0.40
 - CB 0.20 to 0.60



Existing Use Intensities

(Floor Area Ratios)

- Acura 101 West 0.60
- Malamut (approved) 0.60
- Mercedes 0.51
- Gebbia Mixed Use 0.30
- Calabasas Mini 0.27
- BMW 0.20
- Former Sperling 0.11
- Calabasas Auto Spa 0.10



Signs Allowed For Car Dealerships

- 1 Monument Sign
- 1 Building-mounted, Freeway-facing Sign
- Total of 5 Service & Directional Signs
- Franchise Sign
 - Total Aggregate Sign Area (Bldg. Mounted) shall not exceed 1 sq. ft. per 1 linear ft. street frontage
- Non-Commercial banners
- Two temporary events (with banner)



Signage Discussion

- Desire by auto dealerships who own or lease vacant sites for storage/inventory lots to be allowed signage (no *PC support*)
- Desire/Need for at least one off-premise monument sign identifying all dealers (*PC supported*)
- Increase size for building-mounted signs (*PC requested more information*)



Calabasas Road Master Plan



Auto Dealership Design

VS.

“Country Corporate”

- Increasingly, auto dealership “Branding” is moving building design toward buildings that look more like the cars they sell.
 - Designs are more modern themed, using box-like or rectilinear geometries with flat roofs and ample window areas often for internal display.
 - Desired materials are metals and glass.
- Corporate Country “goal” less achievable given corporate “Branding” requirements





City Council, CAR Discussion Item

17
August 10, 2016

PC Design Discussion

- No specific design standards to be added to the Development Code (agreed)
- ARP to harmonize “Country Corporate” with “branding” requirements (yes)
- Use public improvements (e.g. streetscape, public signage) to blend building designs with WCRMP (yes)



Current Status

- CAR Overlay Zone Draft Complete
 - Council direction to staff:
 - Validation of CAR Overlay concept
 - CAR FAR limit
 - Off site signage
 - Larger building mounted signage
 - CEQA budget allocation request



Questions....





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 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 1 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Administrative Services					
95621	7/5/2016	HYLAND SOFTWARE, INC.	SIRE APPLICATION	3,935.91	Administrative Services
95681	7/6/2016	MUNICIPAL CODE CORPORATION	MUNICIPAL CODE SUPPLEMENTS	1,123.39	Administrative Services
95609	7/1/2016	MUNICIPAL CODE CORPORATION	MUNICIPAL CODE ONLINE FY 16/17	900.00	Administrative Services
95467	6/23/2016	HENRY/CEDRIC//	REIMBURSE EDUC EXPS- SPRING 16	825.00	Administrative Services
95411	6/15/2016	LYSIK/GARY J//	REIMBURSE EDUC EXPS- SPRING 16	685.00	Administrative Services
95474	6/23/2016	KRDILYAN/ANNIE//	REIMBURSE EDUC EXPS- SPRING 16	352.01	Administrative Services
95768	7/14/2016	US BANK	VISA- NNA SERVICES	179.00	Administrative Services
95699	7/6/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	164.62	Administrative Services
95699	7/6/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	108.90	Administrative Services
95910	7/26/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	98.08	Administrative Services
95501	6/23/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	90.00	Administrative Services
95439	6/15/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	57.72	Administrative Services
95727	7/13/2016	CALABASAS MOBILE HOME PARK	ELECTION POLLING PLACE	50.00	Administrative Services
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	49.91	Administrative Services
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	48.00	Administrative Services
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	35.26	Administrative Services
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	31.25	Administrative Services
95746	7/13/2016	KHAN/NAHEED//	ELECTION POLLING PLACE	25.00	Administrative Services
95910	7/26/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	23.96	Administrative Services
95699	7/6/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	8.46	Administrative Services
Total Amount for 20 Line Item(s) from Administrative Services				\$8,791.47	
Boards and Commissions					
95446	6/16/2016	US BANK	VISA- RALPHS	17.56	Boards and Commissions
95768	7/14/2016	US BANK	VISA- RALPHS	13.08	Boards and Commissions
Total Amount for 2 Line Item(s) from Boards and Commissions				\$30.64	
City Attorney					
95458	6/23/2016	COLANTUONO, HIGHSMITH &	GENERAL SERVICES	18,748.40	City Attorney
95924	7/27/2016	COLANTUONO, HIGHSMITH &	GENERAL SERVICES	18,325.77	City Attorney
95924	7/27/2016	COLANTUONO, HIGHSMITH &	2015 ANNEXATION	1,203.00	City Attorney
95458	6/23/2016	COLANTUONO, HIGHSMITH &	2015 ANNEXATION	375.00	City Attorney
95458	6/23/2016	COLANTUONO, HIGHSMITH &	MISC SPECIAL COUNSEL PROJ	325.00	City Attorney
95458	6/23/2016	COLANTUONO, HIGHSMITH &	IZADI	250.00	City Attorney



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Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 2 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95924	7/27/2016	COLANTUONO, HIGHSMITH &	IZADI	25.00	City Attorney
Total Amount for 7 Line Item(s) from City Attorney				\$39,252.17	
City Council					
95782	7/19/2016	ECONOMIC ALLIANCE	ANNUAL INVESTMENT SUPPORT	5,000.00	City Council
95702	7/12/2016	CALIFORNIA CONTRACT CITIES	ANNUAL DUES FY 16/17	3,309.00	City Council
95616	7/1/2016	SOUTHERN CALIFORNIA ASSOC. OF	MEMBERSHIP DUES FY 16/17	2,366.00	City Council
95607	7/1/2016	LEAGUE OF CALIFORNIA CITIES	MEMBERSHIP DUES FY 16/17	1,281.00	City Council
95909	7/26/2016	VICA	MEMBERSHIP DUES FY 16/17	1,100.00	City Council
95768	7/14/2016	US BANK	VISA- LEAGUE OF CA CITIES	525.00	City Council
95672	7/6/2016	LOVING HOME HOSPICE FOR	DONATION	400.00	City Council
95768	7/14/2016	US BANK	VISA- LOVI'S DELI	254.63	City Council
95446	6/16/2016	US BANK	VISA- LA PAZ RESTAURANT	248.00	City Council
95446	6/16/2016	US BANK	VISA- LOVI'S DELI	214.50	City Council
95642	7/6/2016	CALABASAS HIGH SCHOOL	MUSIC BOOSTER DONATION	200.00	City Council
95446	6/16/2016	US BANK	VISA- ROSTI TUSCAN KITCHEN	192.10	City Council
95692	7/6/2016	SHAPIRO/DAVID//	REIMB BUSINESS EXPENSES	188.00	City Council
95768	7/14/2016	US BANK	VISA- MEDITERRANEAN PITA GRILL	187.92	City Council
95446	6/16/2016	US BANK	VISA- CALABASAS SELF STORAGE	184.00	City Council
95768	7/14/2016	US BANK	VISA- CALABASAS SELF STORAGE	184.00	City Council
95739	7/13/2016	GALLS INCORPORATED	ENCASED BADGE	137.02	City Council
95376	6/15/2016	BOZAJIAN/JAMES R.//	REIMB OFFICE SUPPLIES	132.52	City Council
95768	7/14/2016	US BANK	VISA- FRESH BROTHERS	130.56	City Council
95640	7/6/2016	BOZAJIAN/JAMES R.//	REIMB OFFICE SUPPLIES	130.23	City Council
95385	6/15/2016	CR PRINT	BUSINESS CARDS	94.29	City Council
95884	7/26/2016	LANDS' END BUSINESS OUTFITTERS	STAFF SHIRTS - ADMIN SVCS	94.23	City Council
95385	6/15/2016	CR PRINT	BUSINESS CARDS	87.70	City Council
95525	6/29/2016	CALABASAS CHAMBER OF COMMERCE	ANNUAL WINE TASTING EVENT	80.00	City Council
95768	7/14/2016	US BANK	VISA- KEVIN CORDASO FOUNDATION	60.00	City Council
95706	7/12/2016	LEAGUE OF CALIFORNIA CITIES	INSTALLATION BOD'S RECEPTION	50.00	City Council
95408	6/15/2016	LEONIS ADOBE MUSEUM	50TH YEAR BBQ NIGHT	40.00	City Council
95408	6/15/2016	LEONIS ADOBE MUSEUM	50TH YEAR BBQ NIGHT	40.00	City Council
95525	6/29/2016	CALABASAS CHAMBER OF COMMERCE	ANNUAL WINE TASTING EVENT	40.00	City Council
95525	6/29/2016	CALABASAS CHAMBER OF COMMERCE	ANNUAL WINE TASTING EVENT	40.00	City Council
95525	6/29/2016	CALABASAS CHAMBER OF COMMERCE	ANNUAL WINE TASTING EVENT	40.00	City Council
95446	6/16/2016	US BANK	VISA- LEAGUE OF CA CITIES	37.00	City Council



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Date: 8/1/2016
 Time: 9:52:13AM
 Page 3 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95771	7/19/2016	CALABASAS CHAMBER OF COMMERCE	CHAMBER BREAKFAST	20.00	City Council
95876	7/26/2016	CONTRACT LAW FUND	42ND ANNUAL CCCA MTG	20.00	City Council
95768	7/14/2016	US BANK	VISA- PINGG.COM	10.00	City Council
Total Amount for 35 Line Item(s) from City Council				\$17,117.70	

City Management

95768	7/14/2016	US BANK	VISA- HILTON GARDEN INN (AIB)	1,071.84	City Management
95768	7/14/2016	US BANK	VISA- LA PAZ RESTAURANT (AIB)	1,070.05	City Management
95768	7/14/2016	US BANK	VISA- HILTON GARDEN INN (AIB)	993.44	City Management
95446	6/16/2016	US BANK	VISA- HOTEL TONIGHT	813.00	City Management
95446	6/16/2016	US BANK	VISA- GRAND HOTEL	492.08	City Management
95446	6/16/2016	US BANK	VISA- UNITED AIR	387.53	City Management
95768	7/14/2016	US BANK	VISA- AIB	365.00	City Management
95446	6/16/2016	US BANK	VISA- EXPEDIA.COM	335.67	City Management
95411	6/15/2016	LYSIK/GARY J//	REIMB TRAVEL EXP- GFOA CONF	278.00	City Management
95446	6/16/2016	US BANK	VISA- AIR CANADA	219.74	City Management
95768	7/14/2016	US BANK	VISA- SALT CREEK REST (AIB)	199.31	City Management
95768	7/14/2016	US BANK	VISA- SAGEBRUSH CANTINA (AIB)	165.62	City Management
95768	7/14/2016	US BANK	VISA- TOSCA NOVA (AIB)	150.00	City Management
95503	6/23/2016	VARELA/BELINDA//	REIMB- SUPPLIES	101.25	City Management
95768	7/14/2016	US BANK	VISA- MARMALADE CAFE (AIB)	98.46	City Management
95525	6/29/2016	CALABASAS CHAMBER OF COMMERCE	ANNUAL WINE TASTING EVENT	80.00	City Management
95768	7/14/2016	US BANK	VISA- CORNER BAKERY (AIB)	80.00	City Management
95768	7/14/2016	US BANK	VISA- ALBERTSONS (AIB)	59.23	City Management
95768	7/14/2016	US BANK	VISA- TRADER JOE'S (AIB)	49.07	City Management
95768	7/14/2016	US BANK	VISA- OLLO MALIBU	38.07	City Management
95446	6/16/2016	US BANK	VISA- BRENTS DELI	18.07	City Management
95768	7/14/2016	US BANK	VISA- ALBERTSONS (AIB)	17.38	City Management
Total Amount for 22 Line Item(s) from City Management				\$7,082.81	

Civic Center O&M

95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	8,492.61	Civic Center O&M
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	7,839.32	Civic Center O&M
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	6,546.54	Civic Center O&M
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	6,042.96	Civic Center O&M



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 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 4 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95705	7/12/2016	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	2,690.50	Civic Center O&M
95705	7/12/2016	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	1,768.41	Civic Center O&M
95507	6/23/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	1,023.93	Civic Center O&M
95648	7/6/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	904.00	Civic Center O&M
95596	7/1/2016	CLIMATEC BUILDING	HVAC SERVICES	899.00	Civic Center O&M
95596	7/1/2016	CLIMATEC BUILDING	HVAC SERVICES	899.00	Civic Center O&M
95901	7/26/2016	SIMPLEX GRINNELL	SECURITY MONITORING	796.35	Civic Center O&M
95422	6/15/2016	SIMPLEX GRINNELL	SECURITY MONITORING	776.63	Civic Center O&M
95869	7/26/2016	AMTECH ELEVATOR SERVICES	ELEVATOR SERVICES	685.14	Civic Center O&M
95443	6/15/2016	WOOD OIL COMPANY OF CA LLC	DIESEL FUEL	661.54	Civic Center O&M
95507	6/23/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	642.94	Civic Center O&M
95456	6/23/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	579.72	Civic Center O&M
95456	6/23/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	579.72	Civic Center O&M
95381	6/15/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	558.50	Civic Center O&M
95381	6/15/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	558.50	Civic Center O&M
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	507.01	Civic Center O&M
95831	7/20/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- JUN 16	500.00	Civic Center O&M
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	468.00	Civic Center O&M
95575	6/29/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	375.26	Civic Center O&M
95575	6/29/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	346.39	Civic Center O&M
95831	7/20/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- JUN 16	250.00	Civic Center O&M
95493	6/23/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	215.37	Civic Center O&M
95493	6/23/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	215.37	Civic Center O&M
95802	7/19/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	215.37	Civic Center O&M
95802	7/19/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	215.37	Civic Center O&M
95648	7/6/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	163.40	Civic Center O&M
95884	7/26/2016	LANDS' END BUSINESS OUTFITTERS	STAFF SHIRTS - ADMIN SVCS	149.18	Civic Center O&M
95768	7/14/2016	US BANK	VISA- TARGET	132.42	Civic Center O&M
95446	6/16/2016	US BANK	VISA- HOME DEPOT	65.76	Civic Center O&M
95768	7/14/2016	US BANK	VISA- COFFEE WHOLESALE USA	64.92	Civic Center O&M
95446	6/16/2016	US BANK	VISA- VISTA PAINT CORP	59.38	Civic Center O&M
95446	6/16/2016	US BANK	VISA- VISTA PAINT CORP	59.38	Civic Center O&M
95446	6/16/2016	US BANK	VISA- HOME DEPOT	48.64	Civic Center O&M
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	42.90	Civic Center O&M
95768	7/14/2016	US BANK	VISA- ALLFUSES.COM	42.49	Civic Center O&M
95768	7/14/2016	US BANK	VISA- ALLFUSES.COM	42.48	Civic Center O&M
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	39.60	Civic Center O&M



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 5 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95446	6/16/2016	US BANK	VISA- SINGERMAN LABS	34.12	Civic Center O&M
95446	6/16/2016	US BANK	VISA- SINGERMAN LABS	34.11	Civic Center O&M
95446	6/16/2016	US BANK	VISA- LESLIES POOL SUPPLY	9.08	Civic Center O&M
95446	6/16/2016	US BANK	VISA- LESLIES POOL SUPPLY	9.07	Civic Center O&M
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	5.42	Civic Center O&M
95507	6/23/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	-274.71	Civic Center O&M
Total Amount for 47 Line Item(s) from Civic Center O&M				\$46,981.09	

Community Development

95412	6/15/2016	M6 CONSULTING, INC.	PLAN CHECK SERVICES	95,075.77	Community Development
95750	7/13/2016	M6 CONSULTING, INC.	PLAN CHECK SERVICES	33,574.97	Community Development
95412	6/15/2016	M6 CONSULTING, INC.	INSPECTION SERVICES	19,572.50	Community Development
95750	7/13/2016	M6 CONSULTING, INC.	INSPECTION SERVICES	18,677.50	Community Development
95452	6/23/2016	CALABASAS CREST LTD	R.A.P.- JUL 2016	5,922.00	Community Development
95772	7/19/2016	CALABASAS CREST LTD	R.A.P.- AUG 2016	5,922.00	Community Development
95490	6/23/2016	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	5,868.67	Community Development
95412	6/15/2016	M6 CONSULTING, INC.	PERMIT SERVICES	5,422.50	Community Development
95750	7/13/2016	M6 CONSULTING, INC.	PERMIT SERVICES	5,220.00	Community Development
95951	7/27/2016	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	4,098.65	Community Development
95737	7/13/2016	EDGESOFT, INC.	SOFTWARE MAINTENANCE	4,000.00	Community Development
95928	7/27/2016	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	2,483.56	Community Development
95382	6/15/2016	CITY OF HIDDEN HILLS	ANNEXATION- CRAFTSMAN CORNER	2,327.50	Community Development
95385	6/15/2016	CR PRINT	PERMIT APPLICATION FORMS	910.15	Community Development
95768	7/14/2016	US BANK	VISA- LANDSEND BUSINESS	479.60	Community Development
95768	7/14/2016	US BANK	VISA- FAST SIGNS	427.28	Community Development
95768	7/14/2016	US BANK	VISA- HOME DEPOT	367.68	Community Development
95446	6/16/2016	US BANK	VISA- AMAZON.COM	293.90	Community Development
95367	6/15/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Community Development
95446	6/16/2016	US BANK	VISA- IAEI	240.00	Community Development
95760	7/13/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	225.00	Community Development
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	225.00	Community Development
95587	6/29/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	211.41	Community Development
95463	6/23/2016	FLEYSHMAN/ALBERT//	R.A.P.- JUL 2016	201.00	Community Development
95480	6/23/2016	MEDVETSKY/LINA//	R.A.P.- JUL 2016	201.00	Community Development
95466	6/23/2016	HENDERSON/LYN//	R.A.P.- JUL 2016	201.00	Community Development
95494	6/23/2016	SHAHIR/RAHIM//	R.A.P.- JUL 2016	201.00	Community Development



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 6 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95509	6/23/2016	YAZDINIAN/SUSAN//	R.A.P.- JUL 2016	201.00	Community Development
95481	6/23/2016	MILES/AUDREY//	R.A.P.- JUL 2016	201.00	Community Development
95783	7/19/2016	FLEYSHMAN/ALBERT//	R.A.P.- AUG 2016	201.00	Community Development
95795	7/19/2016	MEDVETSKY/LINA//	R.A.P.- AUG 2016	201.00	Community Development
95789	7/19/2016	HENDERSON/LYN//	R.A.P.- AUG 2016	201.00	Community Development
95803	7/19/2016	SHAHIR/RAHIM//	R.A.P.- AUG 2016	201.00	Community Development
95813	7/19/2016	YAZDINIAN/SUSAN//	R.A.P.- AUG 2016	201.00	Community Development
95796	7/19/2016	MILES/AUDREY//	R.A.P.- AUG 2016	201.00	Community Development
95536	6/29/2016	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	185.00	Community Development
95928	7/27/2016	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	180.00	Community Development
95735	7/13/2016	CYBERCOPY	COPY/PRINTING SERVICE	172.87	Community Development
95536	6/29/2016	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	157.50	Community Development
95932	7/27/2016	ENVIRONMENTAL SCIENCE	ENVIRONMENTAL CONSULTING	155.00	Community Development
95505	6/23/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	152.15	Community Development
95722	7/13/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	150.85	Community Development
95877	7/26/2016	CYBERCOPY	COPY/PRINTING SERVICE	138.16	Community Development
95501	6/23/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	135.00	Community Development
95908	7/26/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	135.00	Community Development
95768	7/14/2016	US BANK	VISA- SMART & FINAL	131.51	Community Development
95535	6/29/2016	CYBERCOPY	COPY/PRINTING SERVICE	105.40	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	101.10	Community Development
95810	7/19/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	94.54	Community Development
95768	7/14/2016	US BANK	VISA- JOBS AVAILABLE	90.00	Community Development
95768	7/14/2016	US BANK	VISA- MICHAELS	75.14	Community Development
95863	7/20/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	72.47	Community Development
95735	7/13/2016	CYBERCOPY	COPY/PRINTING SERVICE	71.67	Community Development
95604	7/1/2016	ICC VENTURA CHAPTER	ICC MEMBERSHIP- S. COHEN	50.00	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	44.42	Community Development
95735	7/13/2016	CYBERCOPY	COPY/PRINTING SERVICE	41.15	Community Development
95735	7/13/2016	CYBERCOPY	COPY/PRINTING SERVICE	41.15	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	39.46	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	38.97	Community Development
95735	7/13/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.88	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.64	Community Development
95386	6/15/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.61	Community Development
95927	7/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	36.79	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	35.43	Community Development



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 7 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95535	6/29/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95655	7/6/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95877	7/26/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	26.18	Community Development
95446	6/16/2016	US BANK	VISA- UPS STORE	26.00	Community Development
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	17.00	Community Development
95747	7/13/2016	L.A. CO. ASSESSOR	MAPS AND POSTAGE	14.77	Community Development
Total Amount for 76 Line Item(s) from Community Development				\$217,333.38	

Community Services

95626	7/6/2016	AGOURA HILLS,CALABASAS COM CTR	CONTRIBUTION - AHCCC	25,000.00	Community Services
95601	7/1/2016	DSR AUDIO	SOUND/POWER- JULY 4TH	10,500.00	Community Services
95595	7/1/2016	CARTEGRAPH SYSTEMS, INC.	RESERVE PARTNER HOST- FY 16/17	7,800.00	Community Services
95602	7/1/2016	FIREWORKS & STAGE FX AMERICA	DEPOSIT-JULY 4TH FIREWORKS	7,750.00	Community Services
95448	6/23/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - ARTS	7,541.81	Community Services
95865	7/26/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - JULY 4TH	7,250.60	Community Services
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	6,680.81	Community Services
95629	7/6/2016	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- DE ANZA	6,624.00	Community Services
95797	7/19/2016	NOTIONIST	BROCHURE DESIGN- FALL 2016	5,500.00	Community Services
95462	6/23/2016	DMH ENTERPRISES	PERFORMANCE- CONCERT	5,000.00	Community Services
95613	7/1/2016	SECURAL SECURITY CORP	SECURITY- JULY 4TH (DEP)	4,452.64	Community Services
95614	7/1/2016	SECURAL SECURITY CORP	SECURITY- JULY 4TH (BAL)	4,452.64	Community Services
95897	7/26/2016	R P BARRICADE INC	EQUIPMENT RENTAL- JULY 4TH	4,293.25	Community Services
95768	7/14/2016	US BANK	VISA- COSTCO	4,095.22	Community Services
95600	7/1/2016	DMH ENTERPRISES	ENTERTAINMENT- JULY 4TH	4,000.00	Community Services
95818	7/20/2016	ATMOSPHERE EVENTS & CATERING	SOCIAL EXPENSE- 25TH ANNIV	3,984.00	Community Services
95913	7/27/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - CONCERT	3,815.31	Community Services
95865	7/26/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - CONCERT	3,162.78	Community Services
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	3,130.18	Community Services
95446	6/16/2016	US BANK	VISA- ADVANCED SIGN & BANNER	2,937.41	Community Services
95620	7/5/2016	ETC ENTERTAINMENT COMPANY	DEPOSIT- SUMMER CONCERTS	2,750.00	Community Services



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 8 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95717	7/12/2016	ETC ENTERTAINMENT COMPANY	BALANCE- SUMMER CONCERTS	2,750.00	Community Services
95541	6/29/2016	DSR AUDIO	SOUND/POWER- CONCERT	2,700.00	Community Services
95781	7/19/2016	DSR AUDIO	SOUND/POWER- CONCERT	2,700.00	Community Services
95768	7/14/2016	US BANK	VISA- HOLLYWOOD BOWL	2,414.00	Community Services
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	2,258.86	Community Services
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	2,198.25	Community Services
95626	7/6/2016	AGOURA HILLS,CALABASAS COM CTR	FACILITY RENTAL- B-BALL	2,160.00	Community Services
95712	7/12/2016	QUALITY PARKING SERVICE, INC	PARKING SERVICE- 4TH OF JULY	1,974.00	Community Services
95886	7/26/2016	MAGICAL MUSICAL MOMENTS	RECREATION INSTRUCTOR	1,948.18	Community Services
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,845.89	Community Services
95592	7/1/2016	AWESOME EVENTS INC	ENTERTAINMENT- JULY 4TH	1,825.00	Community Services
95556	6/29/2016	MONAHAN/ANN//	RECREATION INSTRUCTOR	1,792.00	Community Services
95913	7/27/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - RIB CUT	1,657.50	Community Services
95446	6/16/2016	US BANK	VISA- MARMALADE CAFE	1,500.00	Community Services
95793	7/19/2016	LAS VIRGENES UNIFIED SCHOOL	4TH OF JULY PROGRAM	1,467.50	Community Services
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	1,342.34	Community Services
95893	7/26/2016	NICHOLSON/TRISSA//	RECREATION INSTRUCTOR	1,329.30	Community Services
95768	7/14/2016	US BANK	VISA- 4IMPRINT	1,310.40	Community Services
95425	6/15/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,278.31	Community Services
95520	6/29/2016	AUDICK/PATRICIA//	RECREATION INSTRUCTOR	1,248.00	Community Services
95597	7/1/2016	CONDOR SQUADRON	ENTERTAINMENT- JULY 4TH	1,200.00	Community Services
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,160.83	Community Services
95769	7/19/2016	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- JULY 4TH	1,152.00	Community Services
95705	7/12/2016	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	1,138.48	Community Services
95829	7/20/2016	DEPARTMENT OF JUSTICE	STAFF FINGERPRINTING APPS	1,056.00	Community Services
95522	6/29/2016	BARRY KAY ENTERPRISES, INC.	VOLUNTEER/STAFF T-SHIRTS	954.30	Community Services
95388	6/15/2016	EDU-CHESS	RECREATION INSTRUCTOR	924.00	Community Services
95428	6/15/2016	SPORTS N MORE	RECREATION INSTRUCTOR	924.00	Community Services
95788	7/19/2016	GUDIS/MATT//	ENTERTAINMENT- PUMPKIN FEST	900.00	Community Services
95701	7/6/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	884.94	Community Services
95387	6/15/2016	DEPARTMENT OF JUSTICE	STAFF FINGERPRINTING APPS	852.00	Community Services
95603	7/1/2016	GUDIS/MATT//	ENTERTAINMENT- JULY 4TH (BAL)	850.00	Community Services
95768	7/14/2016	US BANK	VISA- AMAZON.COM	834.23	Community Services
95423	6/15/2016	SO CA MUNI ATHLETIC FEDERATION	CLASS INSURANCE	828.00	Community Services
95802	7/19/2016	SECURAL SECURITY CORP	SUPPLIES- 2-WAY RADIOS	761.00	Community Services
95851	7/20/2016	SECURAL SECURITY CORP	SECURITY- CONCERT	705.44	Community Services
95446	6/16/2016	US BANK	VISA- CALABASAS SELF STORAGE	658.00	Community Services



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 9 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95768	7/14/2016	US BANK	VISA- CALABASAS SELF STORAGE	658.00	Community Services
95405	6/15/2016	L.A. COUNTY PUBLIC HEALTH SVCS	VENDOR PERMITS- JULY 4TH	631.00	Community Services
95459	6/23/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	570.00	Community Services
95650	7/6/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	570.00	Community Services
95650	7/6/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	570.00	Community Services
95669	7/6/2016	LERMA/ANGEL//	RECREATION INSTRUCTOR	568.75	Community Services
95911	7/26/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	554.76	Community Services
95374	6/15/2016	BENDAVID/MICHAEL//	RECREATION INSTRUCTOR	546.00	Community Services
95731	7/13/2016	CINTAS FIRST AID & SAFETY	ANNUAL SERVICE- SENIOR CENTER	540.00	Community Services
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- CONCERT	540.00	Community Services
95446	6/16/2016	US BANK	VISA- ITALIA DELI	533.55	Community Services
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	529.72	Community Services
95446	6/16/2016	US BANK	VISA- BACKDROPS BEAUTIFUL	520.82	Community Services
95446	6/16/2016	US BANK	VISA- COSTCO	518.22	Community Services
95523	6/29/2016	BELSLEY/JAMES//	RECREATION INSTRUCTOR	515.90	Community Services
95441	6/15/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	514.67	Community Services
95446	6/16/2016	US BANK	VISA- LA CLIPPERS	500.00	Community Services
95768	7/14/2016	US BANK	VISA- CASA DEL HERRERO	500.00	Community Services
95599	7/1/2016	DIAL M PRODUCTIONS	ENTERTAINMENT- JULY 4TH (BAL)	462.50	Community Services
95461	6/23/2016	DIAL M PRODUCTIONS	ENTERTAINMENT- JULY 4TH (DEP)	462.50	Community Services
95768	7/14/2016	US BANK	VISA- ADVANCED SIGN & BANNER	457.80	Community Services
95699	7/6/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	457.28	Community Services
95954	7/27/2016	UNITED SITE SERVICES OF CA INC	PORTABLE TOILET RENTAL	452.36	Community Services
95493	6/23/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- GATES/GRP	425.68	Community Services
95802	7/19/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- GATES/GRP	425.68	Community Services
95545	6/29/2016	JACOBS/SAUL//	RECREATION INSTRUCTOR	390.00	Community Services
95849	7/20/2016	R P BARRICADE INC	EQUIPMENT RENTAL- CONCERT	381.74	Community Services
95768	7/14/2016	US BANK	VISA- RALPHS	365.70	Community Services
95446	6/16/2016	US BANK	VISA- ORIENTAL TRADING CO	350.30	Community Services
95776	7/19/2016	CIRCOTEMP INC	A/C UNIT MAINT/REPAIRS	330.00	Community Services
95768	7/14/2016	US BANK	VISA- HOME FABRIC	328.09	Community Services
95530	6/29/2016	CINTAS FIRST AID & SAFETY	FIRE EXTINGUISHER INSPECTION	324.62	Community Services
95635	7/6/2016	BARRY KAY ENTERPRISES, INC.	VOLUNTEEN T-SHIRTS	324.28	Community Services
95584	6/29/2016	VELARDE/ERIKA RETAMAL//	RECREATION INSTRUCTOR	322.00	Community Services
95768	7/14/2016	US BANK	VISA- MOSAIC TILE	321.36	Community Services
95446	6/16/2016	US BANK	VISA- PETERSEN MUSEUM	320.00	Community Services
95540	6/29/2016	DONTSOV/VALENTINA//	RECREATION INSTRUCTOR	315.88	Community Services



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 10 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95445	6/15/2016	ZEE MEDICAL SERVICE CO.	FIRST AID KIT SUPPLIES	307.61	Community Services
95446	6/16/2016	US BANK	VISA- SPORT CHALET	305.18	Community Services
95611	7/1/2016	PAY PHONES NORTH INC	PAYPHONE SERVICE-DE ANZA/GRAPE	300.00	Community Services
95768	7/14/2016	US BANK	VISA- DIY	299.73	Community Services
95768	7/14/2016	US BANK	VISA- ADVANCED SIGN & BANNER	296.48	Community Services
95439	6/15/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	293.13	Community Services
95482	6/23/2016	MONEY MAILER	ADVERTISING- ARTS FEST	290.00	Community Services
95446	6/16/2016	US BANK	VISA- FEDEX	285.85	Community Services
95768	7/14/2016	US BANK	VISA- COSTCO	284.85	Community Services
95539	6/29/2016	DNA ELECTRIC	ELECTRICAL REPAIRS	280.00	Community Services
95446	6/16/2016	US BANK	VISA- SANTA BARBARA TOUR	279.96	Community Services
95413	6/15/2016	MACDONALD/SCOTT//	ENTERTAINMENT- SENIOR CTR	275.00	Community Services
95446	6/16/2016	US BANK	VISA- TICKET PRINTING	270.77	Community Services
95889	7/26/2016	MEKJIAN/HENRY//	BASKETBALL OFFICIAL	270.00	Community Services
95871	7/26/2016	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	267.98	Community Services
95518	6/29/2016	AT&T	TELEPHONE SERVICE	256.44	Community Services
95768	7/14/2016	US BANK	VISA- COSTCO	255.20	Community Services
95768	7/14/2016	US BANK	VISA- FAR EAST FLOWERS	255.06	Community Services
95446	6/16/2016	US BANK	VISA- LA COUNTY BEACHES	250.00	Community Services
95892	7/26/2016	MONTGOMERY/MICHAEL//	BASKETBALL OFFICIAL	243.00	Community Services
95676	7/6/2016	MEKJIAN/HENRY//	BASKETBALL OFFICIAL	240.00	Community Services
95768	7/14/2016	US BANK	VISA- SHARKY'S	229.99	Community Services
95446	6/16/2016	US BANK	VISA- COSTCO	229.75	Community Services
95446	6/16/2016	US BANK	VISA- SMART & FINAL	223.51	Community Services
95446	6/16/2016	US BANK	VISA- 7 ELEVEN	220.51	Community Services
95918	7/27/2016	AT&T	TELEPHONE SERVICE	213.61	Community Services
95834	7/20/2016	GRAHAM/ANDREW E.//	RECREATION INSTRUCTOR	210.00	Community Services
95768	7/14/2016	US BANK	VISA- HOME DEPOT	208.86	Community Services
95768	7/14/2016	US BANK	VISA- STAPLES	203.79	Community Services
95446	6/16/2016	US BANK	VISA- JOHNNY ROCKETS	200.56	Community Services
95446	6/16/2016	US BANK	VISA- WILDLIFE LEARNING CTR	200.00	Community Services
95768	7/14/2016	US BANK	VISA- COSTCO	189.94	Community Services
95679	7/6/2016	MONTGOMERY/MICHAEL//	BASKETBALL OFFICIAL	189.00	Community Services
95831	7/20/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- JUN 16	185.00	Community Services
95768	7/14/2016	US BANK	VISA- WOODLAND HILLS WINE	182.47	Community Services
95810	7/19/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	180.89	Community Services
95690	7/6/2016	RICCIO/JOE//	BASKETBALL OFFICIAL	180.00	Community Services



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 11 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95866	7/26/2016	ALAN-LEE/CRAIG//	BASKETBALL OFFICIAL	180.00	Community Services
95768	7/14/2016	US BANK	VISA- 7 ELEVEN	175.63	Community Services
95768	7/14/2016	US BANK	VISA- PEACH JAR	175.00	Community Services
95446	6/16/2016	US BANK	VISA- CALIFORNIA CHICKEN CAFE	172.40	Community Services
95526	6/29/2016	CANTRELL/LINDA//	RECREATION INSTRUCTOR	168.00	Community Services
95628	7/6/2016	ALLEN/HARVEY//	BASKETBALL OFFICIAL	160.00	Community Services
95658	7/6/2016	FISHMAN/MICHAEL//	BASKETBALL OFFICIAL	150.00	Community Services
95670	7/6/2016	LIPTON/JEREMY//	BASKETBALL OFFICIAL	150.00	Community Services
95903	7/26/2016	STEAMAN/LANCE//	BASKETBALL OFFICIAL	150.00	Community Services
95899	7/26/2016	RICHARD/MARK//	BASKETBALL OFFICIAL	150.00	Community Services
95446	6/16/2016	US BANK	VISA- VIVA WHOLESALE	149.50	Community Services
95768	7/14/2016	US BANK	VISA- GREEN JUG	144.83	Community Services
95768	7/14/2016	US BANK	VISA- VISTA PAINT CORP	143.32	Community Services
95446	6/16/2016	US BANK	VISA- ALBERTSONS	141.96	Community Services
95468	6/23/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	140.53	Community Services
95745	7/13/2016	KAVALSKY/LINDA//	RECREATION INSTRUCTOR	140.00	Community Services
95446	6/16/2016	US BANK	VISA- DIY	137.08	Community Services
95768	7/14/2016	US BANK	VISA- SMART & FINAL	135.85	Community Services
95470	6/23/2016	INNER-I ...SECURITY IN FOCUS	APR-JUN 2016 MONITORING- DEANZ	135.00	Community Services
95704	7/12/2016	CAYNE/STACIE//	RECREATION INSTRUCTOR	126.00	Community Services
95806	7/19/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	125.00	Community Services
95768	7/14/2016	US BANK	VISA- FRESH BROTHERS	124.65	Community Services
95694	7/6/2016	STEAMAN/LANCE//	BASKETBALL OFFICIAL	120.00	Community Services
95882	7/26/2016	ISRAEL/BOB//	BASKETBALL OFFICIAL	120.00	Community Services
95768	7/14/2016	US BANK	VISA- ORIENTAL TRADING CO	119.90	Community Services
95716	7/12/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	117.87	Community Services
95487	6/23/2016	PURE HEALTH SOLUTIONS, INC.	WATER SERVICE	113.80	Community Services
95711	7/12/2016	PURE HEALTH SOLUTIONS, INC.	WATER SERVICE	113.80	Community Services
95810	7/19/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	111.17	Community Services
95898	7/26/2016	RAMIREZ/MICHAEL//	BASKETBALL OFFICIAL	108.00	Community Services
95446	6/16/2016	US BANK	VISA- LALALAND IMPORTS	106.82	Community Services
95547	6/29/2016	KUHN/JOHN//	RECREATION INSTRUCTOR	105.70	Community Services
95635	7/6/2016	BARRY KAY ENTERPRISES, INC.	VOLUNTEER/STAFF T-SHIRTS	102.46	Community Services
95446	6/16/2016	US BANK	VISA- STAPLES	100.87	Community Services
95446	6/16/2016	US BANK	VISA- THE BAKER	100.14	Community Services
95806	7/19/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	100.00	Community Services
95695	7/6/2016	UNITED SITE SERVICES OF CA INC	PORTABLE TOILET RENTAL	95.52	Community Services



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 12 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95907	7/26/2016	UNITED SITE SERVICES OF CA INC	PORTABLE TOILET RENTAL	95.52	Community Services
95768	7/14/2016	US BANK	VISA- MALIBU LAUNDRY	93.75	Community Services
95835	7/20/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	91.67	Community Services
95768	7/14/2016	US BANK	VISA- HARBOR FREIGHT	91.51	Community Services
95641	7/6/2016	BRAFF/DAVID//	BASKETBALL OFFICIAL	90.00	Community Services
95631	7/6/2016	APLIN/CHARLES//	BASKETBALL OFFICIAL	90.00	Community Services
95677	7/6/2016	MERRIL/DEAN//	BASKETBALL OFFICIAL	90.00	Community Services
95879	7/26/2016	FISHMAN/MICHAEL//	BASKETBALL OFFICIAL	90.00	Community Services
95905	7/26/2016	TEMPLE/BRET//	BASKETBALL OFFICIAL	90.00	Community Services
95768	7/14/2016	US BANK	VISA- RALPHS	88.15	Community Services
95418	6/15/2016	PORT-A-STOR INC.	STORAGE - LUPIN HILL	85.00	Community Services
95418	6/15/2016	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
95755	7/13/2016	PORT-A-STOR INC.	STORAGE - LUPIN HILL	85.00	Community Services
95755	7/13/2016	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
95723	7/13/2016	AT&T	TELEPHONE SERVICE	82.71	Community Services
95768	7/14/2016	US BANK	VISA- SAVE ON CRAFTS	81.85	Community Services
95515	6/29/2016	ACCURATE FIRST AID SERVICES	FIRST AID SUPPLIES	81.47	Community Services
95768	7/14/2016	US BANK	VISA- PARTY CHEAP	81.19	Community Services
95768	7/14/2016	US BANK	VISA- SMART & FINAL	80.16	Community Services
95867	7/26/2016	ALLEN/HARVEY//	BASKETBALL OFFICIAL	80.00	Community Services
95630	7/6/2016	ANAYA/FELIPE//	REIMB MILEAGE - MAY 16	78.73	Community Services
95446	6/16/2016	US BANK	VISA- SMART & FINAL	76.30	Community Services
95768	7/14/2016	US BANK	VISA- PARTY CITY	76.25	Community Services
95663	7/6/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	69.46	Community Services
95768	7/14/2016	US BANK	VISA- DOLLAR TREE	67.58	Community Services
95817	7/20/2016	AT&T	TELEPHONE SERVICE	66.73	Community Services
95768	7/14/2016	US BANK	VISA- HOME DEPOT	64.93	Community Services
95666	7/6/2016	KOPSTEIN/STEVE//	BASKETBALL OFFICIAL	60.00	Community Services
95639	7/6/2016	BILCHIK/JONATHON//	BASKETBALL OFFICIAL	60.00	Community Services
95665	7/6/2016	ISRAEL/BOB//	BASKETBALL OFFICIAL	60.00	Community Services
95885	7/26/2016	LIPTON/JEREMY//	BASKETBALL OFFICIAL	60.00	Community Services
95890	7/26/2016	MERRILL/DEAN//	BASKETBALL OFFICIAL	60.00	Community Services
95883	7/26/2016	KELLER/MICHAEL//	BASKETBALL OFFICIAL	60.00	Community Services
95768	7/14/2016	US BANK	VISA- FEDEX OFFICE	58.82	Community Services
95446	6/16/2016	US BANK	VISA- PARTY CITY	56.61	Community Services
95433	6/15/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	55.00	Community Services
95806	7/19/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	55.00	Community Services



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 13 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95446	6/16/2016	US BANK	VISA- CALABASAS CAR CARE	53.80	Community Services
95768	7/14/2016	US BANK	VISA- FRESH BROTHERS	52.63	Community Services
95518	6/29/2016	AT&T	TELEPHONE SERVICE	44.09	Community Services
95446	6/16/2016	US BANK	VISA- BIG 5 SPORTING GOODS	43.56	Community Services
95409	6/15/2016	LIVESCAN	FINGERPRINTING SERVICES	43.00	Community Services
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	41.00	Community Services
95446	6/16/2016	US BANK	VISA- DODGER TICKETS	40.00	Community Services
95446	6/16/2016	US BANK	VISA- MALIBU LAUNDRY	40.00	Community Services
95446	6/16/2016	US BANK	VISA- ALBERTSONS	37.04	Community Services
95530	6/29/2016	CINTAS FIRST AID & SAFETY	QUARTERLY MONITORING- CRKSDE	36.00	Community Services
95446	6/16/2016	US BANK	VISA- MICHAELS	35.92	Community Services
95768	7/14/2016	US BANK	VISA- KAKE KREATIONS	34.37	Community Services
95749	7/13/2016	LIVESCAN	FINGERPRINTING SERVICES	34.00	Community Services
95446	6/16/2016	US BANK	VISA- DOMINOS PIZZA	32.65	Community Services
95446	6/16/2016	US BANK	VISA- AGOURA LOCK & TECH	32.61	Community Services
95768	7/14/2016	US BANK	VISA- MICHAELS	31.53	Community Services
95768	7/14/2016	US BANK	VISA- RALPHS	30.05	Community Services
95446	6/16/2016	US BANK	VISA- MICHAELS	28.91	Community Services
95766	7/13/2016	WYMORE/KELLI//	REIMB MILEAGE - JUN 16	27.81	Community Services
95768	7/14/2016	US BANK	VISA- UNION 76	22.99	Community Services
95470	6/23/2016	INNER-I ...SECURITY IN FOCUS	APR-JUN 2016 MONITORING- CRKSD	22.50	Community Services
95579	6/29/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	22.50	Community Services
95446	6/16/2016	US BANK	VISA- RALPHS	19.62	Community Services
95768	7/14/2016	US BANK	VISA- DIY	18.60	Community Services
95446	6/16/2016	US BANK	VISA- RALPHS	17.43	Community Services
95768	7/14/2016	US BANK	VISA- FACEBOOK	16.80	Community Services
95768	7/14/2016	US BANK	VISA- HOMEGOODS	16.34	Community Services
95768	7/14/2016	US BANK	VISA- ALBERTSONS	16.32	Community Services
95446	6/16/2016	US BANK	VISA- ALBERTSONS	15.00	Community Services
95446	6/16/2016	US BANK	VISA- MICHAELS STORE	13.96	Community Services
95768	7/14/2016	US BANK	VISA- MICHAELS	10.75	Community Services
95446	6/16/2016	US BANK	VISA- RITE AID	10.33	Community Services
95446	6/16/2016	US BANK	VISA- FACEBOOK	8.60	Community Services
95427	6/15/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	4.68	Community Services
Total Amount for 240 Line Item(s) from Community Services				\$219,046.26	



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 14 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Finance					
95557	6/29/2016	MOSS, LEVY & HARTZHEIM	AUDIT WORK TO DATE FY 15/16	9,500.00	Finance
95558	6/29/2016	MUNISERVICES, LLC	UUT COMPLIANCE SERVICES	4,933.53	Finance
95617	7/1/2016	TYLER TECHNOLOGIES INC	ANNUAL MAINTENANCE FY 16/17	3,825.07	Finance
95625	7/6/2016	ADP, INC	PAYROLL PROCESSING	3,219.01	Finance
95915	7/27/2016	ADP, INC	PAYROLL PROCESSING	1,069.42	Finance
95516	6/29/2016	ADP, INC	PAYROLL PROCESSING	956.62	Finance
95368	6/15/2016	ADP, INC	PAYROLL PROCESSING	941.13	Finance
95696	7/6/2016	UTILITY COST MANAGEMENT LLC	UTILITY TAX SERVICES	647.50	Finance
95446	6/16/2016	US BANK	VISA- CALCPA	399.00	Finance
95810	7/19/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	346.33	Finance
95446	6/16/2016	US BANK	VISA- PROF EDUCATION SVCS	267.75	Finance
95516	6/29/2016	ADP, INC	PAYROLL PROCESSING	119.15	Finance
95505	6/23/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	88.13	Finance
95768	7/14/2016	US BANK	VISA- ROYAL YORK HOTEL	83.80	Finance
95368	6/15/2016	ADP, INC	PAYROLL PROCESSING	54.00	Finance
95446	6/16/2016	US BANK	VISA- CSMFO	30.00	Finance
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	24.00	Finance
95505	6/23/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	23.94	Finance
Total Amount for 18 Line Item(s) from Finance				\$26,528.38	

Klubhouse Preschool

95446	6/16/2016	US BANK	VISA- ORIENTAL TRADING CO	2,151.08	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- COSTCO	1,778.62	Klubhouse Preschool
95459	6/23/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	1,330.00	Klubhouse Preschool
95650	7/6/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	1,330.00	Klubhouse Preschool
95650	7/6/2016	COMMERCIAL MAINTENANCE	JANITORIAL SERVICES	1,330.00	Klubhouse Preschool
95395	6/15/2016	ICHKOVA/SVETLANA//	RECREATION INSTRUCTOR	1,161.00	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- STONEFIRE GRILL	1,013.54	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- COSTCO	977.26	Klubhouse Preschool
95709	7/12/2016	OFFBEAT PRODUCTIONS	SUMMER CAMP T-SHIRTS	937.89	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- GREEN MAG	852.00	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- BOWLERO	761.93	Klubhouse Preschool
95699	7/6/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	669.02	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- DISCOUNT SCHOOL SUPPLY	613.58	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- ZEBRA ENTERTAINMENT	567.50	Klubhouse Preschool



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 15 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95768	7/14/2016	US BANK	VISA- GOLF N STUFF	510.00	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- L.A. SPARKS	500.00	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- HOME DEPOT	484.10	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- STUMPS	427.25	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- NASCO	418.23	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- TARGET	393.04	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- RHYME UNIVERSITY	373.36	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- PYRAMID PIPE & SUPPLY	371.38	Klubhouse Preschool
95464	6/23/2016	FRESH AND GREEN	ADVERTISING	348.00	Klubhouse Preschool
95468	6/23/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	327.90	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- TARGET	321.04	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- CALABASAS STYLE	300.00	Klubhouse Preschool
95370	6/15/2016	AMAZING ATHLETES	RECREATION INSTRUCTOR	298.80	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- ORIENTAL TRADING CO	286.25	Klubhouse Preschool
95636	7/6/2016	BEHAVIORAL LEARNING CTR, INC.	STAFF DEVELOPMENT	285.00	Klubhouse Preschool
95487	6/23/2016	PURE HEALTH SOLUTIONS, INC.	WATER SERVICE	265.52	Klubhouse Preschool
95711	7/12/2016	PURE HEALTH SOLUTIONS, INC.	WATER SERVICE	265.52	Klubhouse Preschool
95518	6/29/2016	AT&T	TELEPHONE SERVICE	237.60	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- VIKTOR BENES	230.00	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- SMART & FINAL	226.96	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- FACEBOOK	224.37	Klubhouse Preschool
95835	7/20/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	213.88	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- ANGEL MAID BAKERY	209.50	Klubhouse Preschool
95515	6/29/2016	ACCURATE FIRST AID SERVICES	FIRST AID SUPPLIES	190.10	Klubhouse Preschool
95663	7/6/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	162.06	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- CA SCIENCE CENTER	153.00	Klubhouse Preschool
95492	6/23/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	146.40	Klubhouse Preschool
95492	6/23/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	146.40	Klubhouse Preschool
95713	7/12/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	146.40	Klubhouse Preschool
95756	7/13/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	146.40	Klubhouse Preschool
95493	6/23/2016	SECURAL SECURITY CORP	SECURITY- CULMINATION	141.90	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- PEACH JAR	135.00	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- SMART & FINAL	123.17	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- FEDEX	103.82	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- SUPER BIRTHDAY	100.00	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- FEDEX	90.51	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- PETSMART	86.91	Klubhouse Preschool



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 16 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95530	6/29/2016	CINTAS FIRST AID & SAFETY	QUARTERLY MONITORING- CRKSDE	84.00	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- SUBWAY	77.50	Klubhouse Preschool
95900	7/26/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	75.00	Klubhouse Preschool
95571	6/29/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	71.40	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- GELSON'S MARKET	68.59	Klubhouse Preschool
95470	6/23/2016	INNER-I ...SECURITY IN FOCUS	APR-JUN 2016 MONITORING- CRKSD	52.50	Klubhouse Preschool
95579	6/29/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	52.50	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- DISCOUNT SCHOOL SUPPLY	49.44	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- RALPHS	39.24	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- RALPHS	39.06	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- TARGET	32.25	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- WESTERN BAGEL	27.70	Klubhouse Preschool
95446	6/16/2016	US BANK	VISA- TRADER JOES	21.45	Klubhouse Preschool
95768	7/14/2016	US BANK	VISA- PYRAMID PIPE & SUPPLY	-316.88	Klubhouse Preschool
Total Amount for 65 Line Item(s) from Klubhouse Preschool				\$25,236.94	

Library

95880	7/26/2016	GALE CENGAGE LEARNING	E-BOOKS	6,759.62	Library
95446	6/16/2016	US BANK	VISA- ALEPHOBJECTS	1,680.20	Library
95577	6/29/2016	THOUSAND OAKS LIBRARY	MAKERBOX GRANT	1,343.75	Library
95880	7/26/2016	GALE CENGAGE LEARNING	E-BOOKS	1,236.29	Library
95643	7/6/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- JJM06103	1,162.60	Library
95689	7/6/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	992.22	Library
95950	7/27/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	934.00	Library
95881	7/26/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	718.65	Library
95768	7/14/2016	US BANK	VISA- AMAZON.COM	695.21	Library
95703	7/12/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- JJM06103	689.02	Library
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	684.77	Library
95565	6/29/2016	OCLC, INC.	MEMBERSHIP DUES- MAY 2016	662.63	Library
95894	7/26/2016	OCLC, INC.	MEMBERSHIP DUES- JUL 2016	662.63	Library
95446	6/16/2016	US BANK	VISA- ITW.COM	534.00	Library
95729	7/13/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- SJN11213	506.00	Library
95950	7/27/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	451.37	Library
95594	7/1/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- SJN11213	405.97	Library
95768	7/14/2016	US BANK	VISA- MAKEY MAKEY	389.33	Library
95910	7/26/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	353.38	Library



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 17 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95768	7/14/2016	US BANK	VISA- SQUISHY CIRCLE	351.25	Library
95618	7/1/2016	WILDLIFE LEARNING CENTER	SUMMER READING PROGRAM	350.00	Library
95489	6/23/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	324.00	Library
95612	7/1/2016	PENA/MIKE DELLA//	SUMMER READING PROGRAM	300.00	Library
95933	7/27/2016	GALE CENGAGE LEARNING	E-BOOKS	299.20	Library
95906	7/26/2016	TIME WARNER CABLE	CABLE MODEM- LIBRARY	292.90	Library
95768	7/14/2016	US BANK	VISA- DIGI KEY	292.73	Library
95578	6/29/2016	TIME WARNER CABLE	CABLE MODEM- LIBRARY	290.00	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	280.14	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	256.16	Library
95871	7/26/2016	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	252.97	Library
95608	7/1/2016	MAD SCIENCE OF LOS ANGELES	SUMMER READING PROGRAM	250.00	Library
95689	7/6/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	225.00	Library
95446	6/16/2016	US BANK	VISA- EVIL MAD SCIENTIST	212.55	Library
95881	7/26/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	211.79	Library
95689	7/6/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	201.92	Library
95768	7/14/2016	US BANK	VISA- ALEPH OBJECTS	200.00	Library
95933	7/27/2016	GALE CENGAGE LEARNING	E-BOOKS	180.40	Library
95686	7/6/2016	PENGUIN RANDOM HOUSE, LLC	BOOKS ON CD	167.70	Library
95933	7/27/2016	GALE CENGAGE LEARNING	E-BOOKS	166.32	Library
95656	7/6/2016	DEMCO, INC.	LIBRARY SUPPLIES	166.01	Library
95664	7/6/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	164.85	Library
95632	7/6/2016	AT&T	TELEPHONE SERVICE	164.21	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	154.05	Library
95950	7/27/2016	RECORDED BOOKS, LLC	BOOKS ON CD	152.82	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	151.14	Library
95933	7/27/2016	GALE CENGAGE LEARNING	E-BOOKS	149.60	Library
95933	7/27/2016	GALE CENGAGE LEARNING	E-BOOKS	149.60	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	147.07	Library
95768	7/14/2016	US BANK	VISA- COSTCO	146.83	Library
95446	6/16/2016	US BANK	VISA- HARBOR FREIGHTS	146.21	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	122.63	Library
95950	7/27/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	113.80	Library
95678	7/6/2016	MIDWEST TAPE	DVD'S-LIBRARY	111.60	Library
95910	7/26/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	101.70	Library
95689	7/6/2016	RECORDED BOOKS, LLC	BOOKS ON CD	91.38	Library
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	81.99	Library



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 18 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95664	7/6/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	81.69	Library
95489	6/23/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	81.00	Library
95664	7/6/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	78.41	Library
95638	7/6/2016	BIBLIOTHECA, LLC	LIBRARY SUPPLIES	71.00	Library
95446	6/16/2016	US BANK	VISA- RALPHS	66.97	Library
95489	6/23/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	65.25	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	64.65	Library
95942	7/27/2016	MIDWEST TAPE	DVD'S-LIBRARY	64.61	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	58.35	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	58.19	Library
95891	7/26/2016	MIDWEST TAPE	DVD'S-LIBRARY	57.44	Library
95950	7/27/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	56.90	Library
95446	6/16/2016	US BANK	VISA- AMAZON.COM	55.89	Library
95950	7/27/2016	RECORDED BOOKS, LLC	BOOKS ON CD	45.34	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	40.75	Library
95768	7/14/2016	US BANK	VISA- STAPLES	39.86	Library
95686	7/6/2016	PENGUIN RANDOM HOUSE, LLC	BOOKS ON CD	38.86	Library
95643	7/6/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- FTG80700	38.10	Library
95686	7/6/2016	PENGUIN RANDOM HOUSE, LLC	BOOKS ON CD	32.70	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	31.70	Library
95446	6/16/2016	US BANK	VISA- USPS	30.10	Library
95664	7/6/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	29.94	Library
95446	6/16/2016	US BANK	VISA- STARBUCKS	29.90	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	29.74	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	29.55	Library
95678	7/6/2016	MIDWEST TAPE	DVD'S-LIBRARY	28.72	Library
95678	7/6/2016	MIDWEST TAPE	DVD'S-LIBRARY	28.72	Library
95950	7/27/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	26.99	Library
95881	7/26/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	26.32	Library
95489	6/23/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	25.99	Library
95942	7/27/2016	MIDWEST TAPE	DVD'S-LIBRARY	22.17	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	21.32	Library
95689	7/6/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	19.95	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	19.71	Library
95935	7/27/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	19.62	Library
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	19.52	Library
95446	6/16/2016	US BANK	VISA- MICHAELS	17.65	Library



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 19 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95469	6/23/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	16.59	Library
95950	7/27/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	14.99	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	14.65	Library
95921	7/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	14.63	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	14.02	Library
95935	7/27/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	11.96	Library
95768	7/14/2016	US BANK	VISA- USPS	11.64	Library
95910	7/26/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	11.51	Library
95881	7/26/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	11.29	Library
95634	7/6/2016	BAKER & TAYLOR	BOOKS-LIBRARY	11.13	Library
95921	7/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	11.11	Library
95921	7/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	9.23	Library
95768	7/14/2016	US BANK	VISA- RITE AID	7.06	Library
95768	7/14/2016	US BANK	VISA- USPS	6.05	Library
95689	7/6/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	-207.58	Library
95880	7/26/2016	GALE CENGAGE LEARNING	E-BOOKS	-1,496.00	Library
Total Amount for 109 Line Item(s) from Library				\$28,298.01	

LMD #22

95624	7/6/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	115,345.20	LMD #22
95498	6/23/2016	THE OAKS OF CALABASAS HOA	LANDSCAPE SERVICES	102,348.00	LMD #22
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	66,258.05	LMD #22
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	36,078.72	LMD #22
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	35,064.12	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	15,868.83	LMD #22
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	13,075.00	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	12,534.21	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	12,534.21	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	11,891.82	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	11,891.82	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	11,713.50	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	9,482.33	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	8,967.29	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	8,889.78	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	8,845.06	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,976.87	LMD #22



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 20 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,870.26	LMD #22
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,636.86	LMD #22
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	7,476.12	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,422.46	LMD #22
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	6,561.56	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	6,100.00	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,900.43	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,900.43	LMD #22
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	5,750.00	LMD #22
95451	6/23/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	5,478.76	LMD #22
95724	7/13/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	5,478.76	LMD #22
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	5,350.00	LMD #22
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	5,327.50	LMD #22
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,926.63	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,851.71	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,851.71	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,590.39	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,590.39	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,366.00	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,098.71	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,963.97	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,963.97	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,808.81	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,808.81	LMD #22
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,768.00	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,433.43	LMD #22
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	3,052.92	LMD #22
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	3,000.00	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,944.05	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,944.05	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,820.81	LMD #22
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,781.00	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,722.77	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,381.08	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,257.74	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,257.74	LMD #22
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	2,257.20	LMD #22



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 21 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	2,250.00	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,142.87	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,131.00	LMD #22
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	2,000.00	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,972.35	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,925.00	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,912.35	LMD #22
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,781.25	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,743.75	LMD #22
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,700.39	LMD #22
95521	6/29/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,540.00	LMD #22
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,533.30	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,487.50	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,449.27	LMD #22
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,443.75	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,417.63	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,386.75	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,365.70	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,308.75	LMD #22
95373	6/15/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,295.00	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,288.23	LMD #22
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,236.00	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,233.85	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,233.85	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,203.06	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,131.45	LMD #22
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,080.00	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	993.00	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	928.45	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	912.00	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	846.00	LMD #22
95521	6/29/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	820.00	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	794.74	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	781.66	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	749.00	LMD #22
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	749.00	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	735.95	LMD #22



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 22 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	700.00	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	687.71	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	635.02	LMD #22
95633	7/6/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	607.27	LMD #22
95633	7/6/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	604.10	LMD #22
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	593.75	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	550.00	LMD #22
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	550.00	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	529.28	LMD #22
95425	6/15/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	466.55	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	462.23	LMD #22
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	440.73	LMD #22
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	424.58	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	406.00	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	405.00	LMD #22
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	401.39	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	396.26	LMD #22
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	343.00	LMD #22
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	322.66	LMD #22
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	310.67	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	270.65	LMD #22
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	263.28	LMD #22
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	241.36	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	174.64	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	170.46	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	153.36	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	149.27	LMD #22
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	147.99	LMD #22
95853	7/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	146.83	LMD #22
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	144.23	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	144.22	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	143.34	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	133.01	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	128.90	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	118.82	LMD #22
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	114.80	LMD #22
95582	6/29/2016	U.S. FISH & WILDLIFE SERVICES	PERMIT APPLICATION	100.00	LMD #22



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 23 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95425	6/15/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	97.58	LMD #22
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	92.20	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	92.20	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	83.88	LMD #22
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	83.57	LMD #22
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	79.77	LMD #22
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	79.32	LMD #22
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	77.30	LMD #22
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	72.84	LMD #22
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	59.98	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	59.15	LMD #22
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	52.71	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	50.08	LMD #22
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	48.22	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	37.56	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	34.74	LMD #22
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	33.99	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	27.85	LMD #22
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	26.43	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	20.66	LMD #22
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	12.70	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	11.58	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	10.64	LMD #22
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	5.32	LMD #22
Total Amount for 152 Line Item(s) from LMD #22				\$719,794.32	

LMD #24

95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	6,968.33	LMD #24
95502	6/23/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	4,869.43	LMD #24
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	4,869.43	LMD #24
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,364.93	LMD #24
95561	6/29/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	1,710.00	LMD #24
95754	7/13/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	1,095.00	LMD #24
95583	6/29/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,080.00	LMD #24
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	728.00	LMD #24
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	582.00	LMD #24

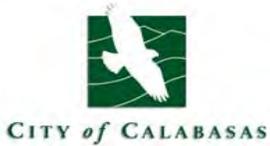


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 24 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95502	6/23/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	400.00	LMD #24
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	400.00	LMD #24
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	293.62	LMD #24
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	196.84	LMD #24
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	160.00	LMD #24
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	129.69	LMD #24
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	57.66	LMD #24
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	8.20	LMD #24
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	0.91	LMD #24
Total Amount for 18 Line Item(s) from LMD #24				\$27,914.04	
<u>LMD #27</u>					
95502	6/23/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,115.76	LMD #27
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,115.76	LMD #27
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	1,000.00	LMD #27
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	361.65	LMD #27
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	96.70	LMD #27
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	24.99	LMD #27
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	24.57	LMD #27
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	2.05	LMD #27
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	0.23	LMD #27
Total Amount for 9 Line Item(s) from LMD #27				\$3,741.71	
<u>LMD #32</u>					
95502	6/23/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,844.73	LMD #32
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,844.73	LMD #32
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,704.83	LMD #32
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,353.20	LMD #32
95761	7/13/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	350.00	LMD #32
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	24.67	LMD #32
95917	7/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	5.95	LMD #32
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	2.05	LMD #32
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	0.23	LMD #32

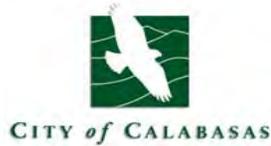


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 25 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Total Amount for 9 Line Item(s) from LMD #32				\$7,130.39	
<u>LMD 22 - Common Benefit Area</u>					
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	18,634.41	LMD 22 - Common Benefit Area
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	14,463.68	LMD 22 - Common Benefit Area
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	13,359.96	LMD 22 - Common Benefit Area
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	12,935.86	LMD 22 - Common Benefit Area
95414	6/15/2016	MARINE BIOCHEMISTS OF CA INC	LAKE MAINTENANCE	11,730.00	LMD 22 - Common Benefit Area
95675	7/6/2016	MARINE BIOCHEMISTS OF CA INC	LAKE MAINTENANCE	11,730.00	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	9,590.07	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	9,590.07	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,687.89	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,687.89	LMD 22 - Common Benefit Area
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,510.75	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,440.98	LMD 22 - Common Benefit Area
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,147.75	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,073.86	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,073.86	LMD 22 - Common Benefit Area
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,935.01	LMD 22 - Common Benefit Area
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,900.57	LMD 22 - Common Benefit Area
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,825.73	LMD 22 - Common Benefit Area
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	2,441.88	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,412.97	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,412.97	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,866.52	LMD 22 - Common Benefit Area
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,866.52	LMD 22 - Common Benefit Area
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,794.45	LMD 22 - Common Benefit Area
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,665.62	LMD 22 - Common Benefit Area
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,175.48	LMD 22 - Common Benefit Area
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,112.50	LMD 22 - Common Benefit Area
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,031.25	LMD 22 - Common Benefit Area
95887	7/26/2016	MARINE BIOCHEMISTS OF CA INC	LAKE MAINTENANCE	1,012.65	LMD 22 - Common Benefit Area
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,006.17	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	770.82	LMD 22 - Common Benefit Area
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	731.53	LMD 22 - Common Benefit Area
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	694.01	LMD 22 - Common Benefit Area



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 26 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	694.01	LMD 22 - Common Benefit Area
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	630.74	LMD 22 - Common Benefit Area
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	581.14	LMD 22 - Common Benefit Area
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	565.00	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	543.25	LMD 22 - Common Benefit Area
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	437.51	LMD 22 - Common Benefit Area
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	394.47	LMD 22 - Common Benefit Area
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	379.91	LMD 22 - Common Benefit Area
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	320.70	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	313.95	LMD 22 - Common Benefit Area
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	287.50	LMD 22 - Common Benefit Area
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	233.50	LMD 22 - Common Benefit Area
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	178.28	LMD 22 - Common Benefit Area
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	164.48	LMD 22 - Common Benefit Area
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	160.72	LMD 22 - Common Benefit Area
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	128.00	LMD 22 - Common Benefit Area
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	113.27	LMD 22 - Common Benefit Area
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	99.70	LMD 22 - Common Benefit Area
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	54.54	LMD 22 - Common Benefit Area
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	53.38	LMD 22 - Common Benefit Area
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	19.96	LMD 22 - Common Benefit Area
Total Amount for 54 Line Item(s) from LMD 22 - Common Benefit Area				\$167,667.69	

Media Operations

95845	7/20/2016	NIC PARTNERS INC.	CISCO PORT BASE	38,168.92	Media Operations
95828	7/20/2016	DELL MARKETING L.P.	COMPUTERS	26,996.82	Media Operations
95929	7/27/2016	DELL MARKETING L.P.	COMPUTER HARDWARE	3,591.00	Media Operations
95787	7/19/2016	GRANICUS INC.	WEB ARCHIVING SERVICES	3,292.50	Media Operations
95684	7/6/2016	NICKERSON/LAURA//	CTV HOST SERVICES	2,550.00	Media Operations
95437	6/15/2016	VERIZON WIRELESS	TELEPHONE SERVICE	2,521.05	Media Operations
95763	7/13/2016	VERIZON WIRELESS	TELEPHONE SERVICE	2,496.38	Media Operations
95758	7/13/2016	SOLID WASTE SOLUTIONS, INC	FILM PERMITS/SERVICES	2,150.00	Media Operations
95947	7/27/2016	PC MALL GOV	FIREWALL	2,060.11	Media Operations
95846	7/20/2016	PC MALL GOV	PRINTER	1,506.16	Media Operations
95828	7/20/2016	DELL MARKETING L.P.	WIRELESS COMBO	1,471.50	Media Operations
95372	6/15/2016	AT&T	TELEPHONE SERVICE	1,289.05	Media Operations

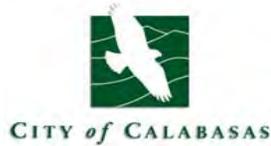


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 27 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95723	7/13/2016	AT&T	TELEPHONE SERVICE	1,244.87	Media Operations
95559	6/29/2016	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	1,155.00	Media Operations
95953	7/27/2016	TELECOM LAW FIRM, P.C.	TELECOMM CONSULT SVCS	1,121.70	Media Operations
95424	6/15/2016	SOLID WASTE SOLUTIONS, INC	FILM PERMITS/SERVICES	927.50	Media Operations
95768	7/14/2016	US BANK	VISA- B&H PHOTO	890.05	Media Operations
95768	7/14/2016	US BANK	VISA- AMAZON.COM	767.39	Media Operations
95787	7/19/2016	GRANICUS INC.	WEB ARCHIVING SERVICE	750.00	Media Operations
95934	7/27/2016	GRANICUS INC.	WEB ARCHIVING SERVICE	750.00	Media Operations
95846	7/20/2016	PC MALL GOV	HARD DRIVES	686.71	Media Operations
95416	6/15/2016	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	672.00	Media Operations
95605	7/1/2016	KEY INFORMATION SYSTEMS, INC.	T-1 LINE MONTHLY FEE	578.77	Media Operations
95812	7/19/2016	WEBROOT SOFTWARE	WEBROOT PROTECTION	544.40	Media Operations
95439	6/15/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	512.10	Media Operations
95415	6/15/2016	MEGAPATH CLOUD COMPANY	DSL SERVICE	443.65	Media Operations
95707	7/12/2016	MEGAPATH CLOUD COMPANY	DSL SERVICE	443.65	Media Operations
95906	7/26/2016	TIME WARNER CABLE	CABLE MODEM- CITY HALL	375.00	Media Operations
95768	7/14/2016	US BANK	VISA- RITE AID	338.87	Media Operations
95741	7/13/2016	GORGIN/KARLO//	REIMB MEDIA SUPPLIES	307.75	Media Operations
95446	6/16/2016	US BANK	VISA- SCAN NATOA	300.00	Media Operations
95923	7/27/2016	CLIENTFIRST CONSULTING GRP LLC	IT CONSULTING SERVICES	300.00	Media Operations
95768	7/14/2016	US BANK	VISA- HOSTGATOR.COM	243.34	Media Operations
95768	7/14/2016	US BANK	VISA- SCAN NATOA	225.00	Media Operations
95439	6/15/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	201.38	Media Operations
95801	7/19/2016	SCAN - NATOA	ANNUAL MEMBERSHIP - MEDIA DEPT	150.00	Media Operations
95768	7/14/2016	US BANK	VISA- FRY'S ELECTRONICS	145.26	Media Operations
95906	7/26/2016	TIME WARNER CABLE	CABLE MODEM- CITY HALL	143.22	Media Operations
95768	7/14/2016	US BANK	VISA- FEDEX OFFICE	120.18	Media Operations
95434	6/15/2016	TRIBUNE MEDIA SERVICES, LLC	CTV GUIDE LISTING	94.06	Media Operations
95807	7/19/2016	TRIBUNE MEDIA SERVICES, LLC	CTV GUIDE LISTING	94.06	Media Operations
95768	7/14/2016	US BANK	VISA- UBIQUITI NETWORKS	93.29	Media Operations
95446	6/16/2016	US BANK	VISA- THERMOBIND.COM	87.73	Media Operations
95768	7/14/2016	US BANK	VISA- LOVI'S DELI	67.00	Media Operations
95367	6/15/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95367	6/15/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95367	6/15/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95367	6/15/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95815	7/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 28 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95815	7/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95815	7/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95815	7/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95815	7/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
95768	7/14/2016	US BANK	VISA- BLINKIE'S DONUTS	52.56	Media Operations
95768	7/14/2016	US BANK	VISA- GOTOMYPC.COM	50.85	Media Operations
95446	6/16/2016	US BANK	VISA- GOTOMYPC.COM	50.85	Media Operations
95446	6/16/2016	US BANK	VISA- ADOBE CREATIVE	49.99	Media Operations
95768	7/14/2016	US BANK	VISA- ADOBE CREATIVE	49.99	Media Operations
95768	7/14/2016	US BANK	VISA- MONOPRICE	49.53	Media Operations
95446	6/16/2016	US BANK	VISA- AMAZON.COM	49.09	Media Operations
95768	7/14/2016	US BANK	VISA- PREMIUM BEAT	49.00	Media Operations
95519	6/29/2016	AT&T MOBILITY	TELEPHONE SERVICE	46.66	Media Operations
95919	7/27/2016	AT&T MOBILITY	TELEPHONE SERVICE	46.66	Media Operations
95446	6/16/2016	US BANK	VISA- WESTERN BAGEL	32.00	Media Operations
95446	6/16/2016	US BANK	VISA- JOBS AVAILABLE	30.00	Media Operations
95768	7/14/2016	US BANK	VISA- MARIA'S ITALIAN KITCHEN	25.05	Media Operations
95446	6/16/2016	US BANK	VISA- ALBERTSONS	16.16	Media Operations
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	8.87	Media Operations
Total Amount for 68 Line Item(s) from Media Operations				\$104,014.68	

Non-Departmental

95593	7/1/2016	CALIFORNIA JPIA	CITY INSURANCE FY 16/17	572,526.00	Non-Departmental
95627	7/6/2016	ALL HOME MANAGEMENT INC.	CDBG RES REHAB- BATEMAN	9,998.00	Non-Departmental
95753	7/13/2016	MS CONSTRUCTION	CDBG RES REHAB- PICARD	9,917.00	Non-Departmental
95753	7/13/2016	MS CONSTRUCTION	CDBG RES REHAB- KRAMER	9,900.00	Non-Departmental
95560	6/29/2016	NATIVE TILE & CERAMICS	SENIOR CENTER TILE	9,471.98	Non-Departmental
95759	7/13/2016	TUFF SHED INC	EMERGENCY SERVICE- FIRE 6/4/16	8,250.97	Non-Departmental
95736	7/13/2016	DUFFEY'S MOBILE HOME SERVICE	CDBG RES REHAB- EDWARDS	7,500.00	Non-Departmental
95580	6/29/2016	TUFF SHED INC	EMERGENCY SERVICE- FIRE 6/4/16	6,916.38	Non-Departmental
95858	7/20/2016	SUPERIOR AWNING INC	EMERGENCY SERVICE- FIRE 6/4/16	6,000.00	Non-Departmental
95697	7/6/2016	VENCO WESTERN, INC.	EMERGENCY SERVICE- FIRE 6/4/16	5,186.00	Non-Departmental
95768	7/14/2016	US BANK	VISA- HOME DEPOT	5,046.67	Non-Departmental
95683	7/6/2016	NEWBURY PARK TREE SERVICE INC	EMERGENCY SERVICE- FIRE 6/4/16	4,800.00	Non-Departmental
95593	7/1/2016	CALIFORNIA JPIA	POLLUTION INSURANCE FY 16/17	3,507.00	Non-Departmental
95808	7/19/2016	U.S. BANK TRUST NATIONAL	2015 COP ADMIN FEES	2,965.00	Non-Departmental



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 29 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95493	6/23/2016	SECURAL SECURITY CORP	PARKING ENFORCEMENT	2,812.46	Non-Departmental
95802	7/19/2016	SECURAL SECURITY CORP	PARKING ENFORCEMENT	2,812.46	Non-Departmental
95725	7/13/2016	B & B PLUMBING & HEATING INC.	EMERGENCY SERVICE- FIRE 6/4/16	2,503.69	Non-Departmental
95721	7/13/2016	AMERIGAS - OXNARD	EMERGENCY SERVICE- FIRE 6/4/16	2,326.64	Non-Departmental
95515	6/29/2016	ACCURATE FIRST AID SERVICES	EMERGENCY SERVICE- FIRE 6/4/16	2,272.65	Non-Departmental
95836	7/20/2016	IRON MOUNTAIN	STORAGE SERVICES	2,120.64	Non-Departmental
95398	6/15/2016	IRON MOUNTAIN	STORAGE SERVICES	2,072.90	Non-Departmental
95446	6/16/2016	US BANK	VISA- UNCLE BOB'S STORAGE	1,940.00	Non-Departmental
95768	7/14/2016	US BANK	VISA- UNCLE BOBS SELF STORAGE	1,940.00	Non-Departmental
95647	7/6/2016	CINTAS FIRST AID & SAFETY	EMERGENCY SERVICE- FIRE 6/4/16	1,817.50	Non-Departmental
95920	7/27/2016	B & B PLUMBING & HEATING INC.	EMERGENCY SERVICE- FIRE 6/4/16	1,674.08	Non-Departmental
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,421.13	Non-Departmental
95822	7/20/2016	CIRCOTEMP INC	EMERGENCY SERVICE- FIRE 6/4/16	1,370.00	Non-Departmental
95768	7/14/2016	US BANK	VISA- DISCOUNT SCHOOL SUPPLY	1,126.86	Non-Departmental
95779	7/19/2016	COUNTY OF LOS ANGELES	LAFCO ANNUAL DUES FY 16/17	1,092.47	Non-Departmental
95493	6/23/2016	SECURAL SECURITY CORP	EMERGENCY SERVICE- FIRE 6/4/16	1,066.24	Non-Departmental
95850	7/20/2016	RECOLOGY LOS ANGELES	EMERGENCY SERVICE- FIRE 6/4/16	835.16	Non-Departmental
95455	6/23/2016	CINTAS FIRST AID & SAFETY	EMERGENCY SERVICE- FIRE 6/4/16	740.00	Non-Departmental
95768	7/14/2016	US BANK	VISA- COFFEE WHOLESALE USA	690.42	Non-Departmental
95768	7/14/2016	US BANK	VISA- COSTCO	673.02	Non-Departmental
95768	7/14/2016	US BANK	VISA- COSTCO	666.47	Non-Departmental
95768	7/14/2016	US BANK	VISA- S&S WORLDWIDE	588.90	Non-Departmental
95872	7/26/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- GPQ10817	578.97	Non-Departmental
95768	7/14/2016	US BANK	VISA- COSTCO	565.97	Non-Departmental
95446	6/16/2016	US BANK	VISA- COSTCO	473.84	Non-Departmental
95622	7/5/2016	MAILFINANCE	POSTAGE METER LEASE	451.68	Non-Departmental
95872	7/26/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- TQH05599	406.07	Non-Departmental
95941	7/27/2016	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	401.00	Non-Departmental
95688	7/6/2016	READYREFRESH BY NESTLE	WATER SERVICE	358.49	Non-Departmental
95493	6/23/2016	SECURAL SECURITY CORP	EMERGENCY SERVICE- FIRE 6/4/16	340.56	Non-Departmental
95505	6/23/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	318.53	Non-Departmental
95768	7/14/2016	US BANK	VISA- AMAZON.COM	284.06	Non-Departmental
95768	7/14/2016	US BANK	VISA- PODS	281.22	Non-Departmental
95446	6/16/2016	US BANK	VISA- AMAZON.COM	271.85	Non-Departmental
95768	7/14/2016	US BANK	VISA- NASCO MODESTO	268.38	Non-Departmental
95446	6/16/2016	US BANK	VISA- COFFEE WHOLESALE USA	254.58	Non-Departmental
95949	7/27/2016	READYREFRESH BY NESTLE	WATER SERVICE	241.62	Non-Departmental



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 30 of 48

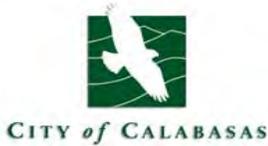
Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95586	6/29/2016	VORTEX INDUSTRIES INC	EMERGENCY SERVICE- FIRE 6/4/16	237.50	Non-Departmental
95863	7/20/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	211.10	Non-Departmental
95533	6/29/2016	CR PRINT	BUSINESS CARDS	175.39	Non-Departmental
95446	6/16/2016	US BANK	VISA- LACO REAL ESTATE	171.50	Non-Departmental
95778	7/19/2016	CONEJO AWARDS	TILE PLAQUE	103.20	Non-Departmental
95447	6/16/2016	COUNTY OF LOS ANGELES	TAX DEFAULT PROPERTY ADMIN FEE	100.00	Non-Departmental
95587	6/29/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	66.78	Non-Departmental
95453	6/23/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- KZT02095	61.10	Non-Departmental
95774	7/19/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- KZT02095	61.10	Non-Departmental
95542	6/29/2016	FEDERAL EXPRESS CORP.	COURIER SERVICE	59.80	Non-Departmental
95825	7/20/2016	CONEJO AWARDS	NAME BADGE	59.13	Non-Departmental
95768	7/14/2016	US BANK	VISA- AMAZON.COM	49.57	Non-Departmental
95768	7/14/2016	US BANK	VISA- RALPHS	48.46	Non-Departmental
95768	7/14/2016	US BANK	VISA- A SWEET DESIGN	48.00	Non-Departmental
95768	7/14/2016	US BANK	VISA- SWEET DESIGN	48.00	Non-Departmental
95587	6/29/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	42.39	Non-Departmental
95453	6/23/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- NMC09173	23.34	Non-Departmental
95819	7/20/2016	CANON SOLUTIONS AMERICA, INC	COPIER SVC PROGRAM- NMC09173	22.15	Non-Departmental
95768	7/14/2016	US BANK	VISA- RITE AID	21.78	Non-Departmental
95768	7/14/2016	US BANK	VISA- RITE AID	20.99	Non-Departmental
95871	7/26/2016	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	19.69	Non-Departmental
95446	6/16/2016	US BANK	VISA- RITE AID	15.25	Non-Departmental
95542	6/29/2016	FEDERAL EXPRESS CORP.	COURIER SERVICE	14.23	Non-Departmental
95651	7/6/2016	CONEJO AWARDS	NAME BADGE	13.98	Non-Departmental
95825	7/20/2016	CONEJO AWARDS	NAME BADGE	13.98	Non-Departmental
95768	7/14/2016	US BANK	VISA- LA CO REAL ESTATE	13.75	Non-Departmental
95878	7/26/2016	FEDERAL EXPRESS CORP.	COURIER SERVICE	12.59	Non-Departmental
95446	6/16/2016	US BANK	VISA- PAVILIONS	6.99	Non-Departmental
95446	6/16/2016	US BANK	VISA- RALPHS	2.19	Non-Departmental

Total Amount for 80 Line Item(s) from Non-Departmental

\$703,789.44

Payroll

95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	8,066.47	Payroll
95661	7/6/2016	GROVEMAN/BARRY//	HEALTH INS REIMB (RETIREE)	2,065.50	Payroll
95700	7/6/2016	WASHBURN/DENNIS//	HEALTH INS REIMB (RETIREE)	2,065.50	Payroll
95659	7/6/2016	FOLEY/KARYN//	HEALTH INS REIMB (RETIREE)	2,065.50	Payroll



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 31 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95662	7/6/2016	HILL/BOB//	HEALTH INS REIMB (RETIREE)	2,065.50	Payroll
95671	7/6/2016	LOPATA/MARVIN//	HEALTH INS REIMB (RETIREE)	2,065.50	Payroll
95645	7/6/2016	CATE/CHARLES R.//	HEALTH INS REIMB (RETIREE)	2,065.50	Payroll
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	867.72	Payroll
95610	7/1/2016	P&A ADMINISTRATIVE SVCS INC	FSA MONTHLY ADMIN FEE- JUL 16	72.00	Payroll
Total Amount for 9 Line Item(s) from Payroll				\$21,399.19	

Police / Fire / Safety

95550	6/29/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- MAY 2016	350,150.25	Police / Fire / Safety
95842	7/20/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- JUN 2016	350,150.25	Police / Fire / Safety
95606	7/1/2016	L.A. CO. FIRE DEPARTMENT	ANNUAL PAYMENT FY 16/17	20,810.00	Police / Fire / Safety
95550	6/29/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- MAY 2016	15,160.01	Police / Fire / Safety
95842	7/20/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- JUN 2016	15,160.01	Police / Fire / Safety
95936	7/27/2016	L.A. CO. DEPT. OF ANIMAL CARE	ANIMAL HOUSING SVCS- JUN 2016	7,443.00	Police / Fire / Safety
95475	6/23/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- STAR PROGRAM	4,201.60	Police / Fire / Safety
95842	7/20/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- STAR PROGRAM	4,201.60	Police / Fire / Safety
95550	6/29/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- VIEWPOINT	3,066.73	Police / Fire / Safety
95549	6/29/2016	L.A. CO. DEPT. OF ANIMAL CARE	ANIMAL HOUSING SVCS- MAY 2016	2,342.79	Police / Fire / Safety
95550	6/29/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- THE OAKS	1,770.45	Police / Fire / Safety
95937	7/27/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- THE OAKS	1,448.55	Police / Fire / Safety
95937	7/27/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- PARK EST	1,021.04	Police / Fire / Safety
95550	6/29/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- PARK EST	885.23	Police / Fire / Safety
95937	7/27/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- VIEWPOINT	774.22	Police / Fire / Safety
95550	6/29/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- THE EVENT	482.85	Police / Fire / Safety
95534	6/29/2016	CRASH DATA GROUP INC	DATA RECORDER EQUIPMENT REPAIR	231.64	Police / Fire / Safety
95937	7/27/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- FINGERPRINT	202.32	Police / Fire / Safety
95548	6/29/2016	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	150.50	Police / Fire / Safety
95667	7/6/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- FINGERPRINT	148.38	Police / Fire / Safety
95404	6/15/2016	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	135.98	Police / Fire / Safety
95569	6/29/2016	PUBLIC SAFETY TECHNOLOGIES INC	LASER EQUIPMENT REPAIRS	135.00	Police / Fire / Safety
95798	7/19/2016	PUBLIC SAFETY TECHNOLOGIES INC	RADAR EQUIPMENT REPAIRS	75.00	Police / Fire / Safety
95848	7/20/2016	PUBLIC SAFETY TECHNOLOGIES INC	RADAR EQUIPMENT REPAIRS	21.54	Police / Fire / Safety
95798	7/19/2016	PUBLIC SAFETY TECHNOLOGIES INC	RADAR EQUIPMENT REPAIRS	15.00	Police / Fire / Safety
Total Amount for 25 Line Item(s) from Police / Fire / Safety				\$780,183.94	



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 32 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Public Safety & Emergency Preparedness					
95857	7/20/2016	SUPERIOR AED	AED UNITS	4,714.25	Public Safety & Emergency Preparedness
95768	7/14/2016	US BANK	VISA- MACKAY COMMUNICATIONS	467.16	Public Safety & Emergency Preparedness
95446	6/16/2016	US BANK	VISA- MACKAY COMMUNICATION	233.58	Public Safety & Emergency Preparedness
95804	7/19/2016	SUPERIOR AED	AED UNITS	179.85	Public Safety & Emergency Preparedness
95768	7/14/2016	US BANK	VISA- CORNER BAKERY	58.18	Public Safety & Emergency Preparedness
95446	6/16/2016	US BANK	VISA- RALPHS	4.79	Public Safety & Emergency Preparedness
Total Amount for 6 Line Item(s) from Public Safety & Emergency Preparedness				\$5,657.81	
Public Works					
95657	7/6/2016	EXCEL PAVING COMPANY	CITYWIDE RESURFACING PROJ	135,439.20	Public Works
95732	7/13/2016	CITY OF AGOURA HILLS	TMDL COMPLIANCE MONITORING	99,692.10	Public Works
95637	7/6/2016	BELLFREE CONTRACTORS INC	TRAIL DESIGN- CIVIC CTR PARK	43,015.00	Public Works
95657	7/6/2016	EXCEL PAVING COMPANY	CITYWIDE RESURFACING PROJ	33,859.80	Public Works
95732	7/13/2016	CITY OF AGOURA HILLS	TMDL COMPLIANCE MONITORING	28,708.46	Public Works
95401	6/15/2016	JT GENERAL CONSTRUCTION	CONSULTING SVCS- ROUNDABOUT	20,400.00	Public Works
95457	6/23/2016	CITY OF LOS ANGELES- PW	RIVER WATERSHED MGMT PROGRAM	19,818.00	Public Works
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	17,250.00	Public Works
95697	7/6/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	15,765.14	Public Works
95567	6/29/2016	PAVEMENT ENGINEERING INC	ANNUAL STREET OVERLAY PROJECT	14,728.75	Public Works
95728	7/13/2016	CALIFORNIA GREEN CONSULTING	L.V. CREEK RESTORATION PROJ	11,375.00	Public Works
95742	7/13/2016	GREENE TREE CARE	LANDSCAPE SERVICES	10,530.00	Public Works
95624	7/6/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	10,287.48	Public Works
95718	7/13/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	8,908.42	Public Works
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	8,118.30	Public Works
95419	6/15/2016	QUESTA ENGINEERING CORP.	LV CREEK RESTORATION PROJ	7,989.75	Public Works
95843	7/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,820.26	Public Works
95852	7/20/2016	SIMPLY GREEN SOLUTIONS	REUSABLE BAGS	7,698.55	Public Works
95502	6/23/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	7,486.61	Public Works
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	7,486.61	Public Works
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	7,421.74	Public Works
95377	6/15/2016	CALIFORNIA GREEN CONSULTING	CATCH BASIN SCREEN GRANT	7,320.00	Public Works
95687	7/6/2016	PRECISION CONCRETE CUTTING	STREET REPAIRS	7,189.03	Public Works
95624	7/6/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	7,034.60	Public Works
95383	6/15/2016	CLEANSTREET INC	MONTHLY SVC - STREET SWEEPING	6,827.34	Public Works
95823	7/20/2016	CLEANSTREET INC	MONTHLY SVC - STREET SWEEPING	6,827.34	Public Works



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 33 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	6,755.22	Public Works
95945	7/27/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	5,490.00	Public Works
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	5,385.36	Public Works
95366	6/15/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	5,244.00	Public Works
95406	6/15/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	5,217.65	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- GRANT	5,193.00	Public Works
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,908.11	Public Works
95391	6/15/2016	G2 CONSTRUCTION, INC.	CATCH BASIN CURB SCREENS	4,688.00	Public Works
95691	7/6/2016	RUMPH CONSTRUCTION	WALL REPAIRS	4,350.00	Public Works
95904	7/26/2016	SUSTAINABLE SOLUTIONS SERVICES	ROAD CLEAN-UP	4,280.00	Public Works
95814	7/20/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	4,119.37	Public Works
95491	6/23/2016	RON'S MAINTENANCE, INC.	CATCH BASIN CLEANING SERVICE	3,900.00	Public Works
95551	6/29/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,558.12	Public Works
95691	7/6/2016	RUMPH CONSTRUCTION	WALL REPAIRS	3,500.00	Public Works
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,398.67	Public Works
95514	6/29/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	3,000.00	Public Works
95531	6/29/2016	CITY OF AGOURA HILLS	TMDL COMPLIANCE MONITORING	2,815.37	Public Works
95956	7/27/2016	WILLDAN ASSOCIATES INC.	FIELD SURVEY	2,735.00	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	GEOTECH REVIEW	2,730.00	Public Works
95624	7/6/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	2,664.00	Public Works
95442	6/15/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	2,568.00	Public Works
95471	6/23/2016	ISSAKHANI/MARINA//	ENVIRONMENTAL CONSULTING	2,464.00	Public Works
95744	7/13/2016	ISSAKHANI/MARINA//	ENVIRONMENTAL CONSULTING	2,464.00	Public Works
95651	7/6/2016	CONEJO AWARDS	VOLUNTEER SHIRTS	2,390.59	Public Works
95502	6/23/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	2,381.42	Public Works
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	2,381.42	Public Works
95765	7/13/2016	WILHELM/RICHARD//	FIELD INVESTIGTN/DRAFTING SVCS	2,255.00	Public Works
95460	6/23/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	2,180.88	Public Works
95814	7/20/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	1,860.05	Public Works
95442	6/15/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	1,787.00	Public Works
95754	7/13/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	1,745.00	Public Works
95855	7/20/2016	ST. PATRICK'S SNAKE & RABBIT	FENCING	1,600.00	Public Works
95827	7/20/2016	CREATIONS, F.A. & D	ARBOR DAY SUPPLIES	1,594.51	Public Works
95624	7/6/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	1,418.16	Public Works
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,209.00	Public Works
95668	7/6/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,200.81	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	PUBLIC WORKS SERVICES	1,170.00	Public Works



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 34 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95384	6/15/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	1,132.77	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	1,132.75	Public Works
95561	6/29/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	1,130.00	Public Works
95734	7/13/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	1,109.65	Public Works
95734	7/13/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	1,053.31	Public Works
95624	7/6/2016	ABSOLUTE	WEED ABATEMENT/DEBRIS REMOVAL	1,046.52	Public Works
95442	6/15/2016	WILLDAN ASSOCIATES INC.	GEOTECH REVIEW	991.25	Public Works
95412	6/15/2016	M6 CONSULTING, INC.	LAND DEVELOPMENT SERVICES	990.00	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- GRANT	940.80	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- GRANT	940.80	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	930.00	Public Works
95785	7/19/2016	GATEWAY CITIES	TMDL MONITORING	863.20	Public Works
95442	6/15/2016	WILLDAN ASSOCIATES INC.	GRADING REVIEW	855.00	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	TRAFFIC REVIEW	855.00	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	827.99	Public Works
95761	7/13/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	821.50	Public Works
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	819.44	Public Works
95956	7/27/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	803.50	Public Works
95956	7/27/2016	WILLDAN ASSOCIATES INC.	GEOTECH REVIEW	780.00	Public Works
95956	7/27/2016	WILLDAN ASSOCIATES INC.	CONCEPT REVIEW	758.75	Public Works
95488	6/23/2016	RAINBOW SIGNS INC	BANNERS/SIGNS	752.30	Public Works
95465	6/23/2016	GORGIN/KLAYMOND//	CONSULTING SERVICES	704.00	Public Works
95660	7/6/2016	GORGIN/KLAYMOND//	CONSULTING SERVICES	704.00	Public Works
95754	7/13/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	690.00	Public Works
95583	6/29/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	675.00	Public Works
95761	7/13/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	663.00	Public Works
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	646.44	Public Works
95417	6/15/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	630.50	Public Works
95794	7/19/2016	LEMUS/ALBA//	CONSULTING SERVICES	616.00	Public Works
95794	7/19/2016	LEMUS/ALBA//	CONSULTING SERVICES	616.00	Public Works
95754	7/13/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	595.00	Public Works
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	566.03	Public Works
95583	6/29/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	562.50	Public Works
95478	6/23/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
95646	7/6/2016	CHAO/STEFFI YI-CHIAO//	CONSULTING SERVICES	560.00	Public Works
95821	7/20/2016	CHAO/STEFFI YI-CHIAO//	CONSULTING SERVICES	560.00	Public Works
95748	7/13/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 35 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95748	7/13/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
95786	7/19/2016	GORGIN/KLAYMOND//	CONSULTING SERVICES	528.00	Public Works
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	516.25	Public Works
95652	7/6/2016	CONVERSE CONSULTANTS	CONSULTING SERVICES	495.00	Public Works
95956	7/27/2016	WILLDAN ASSOCIATES INC.	DRIVEWAY REVIEW	490.75	Public Works
95446	6/16/2016	US BANK	VISA- APWA	476.10	Public Works
95874	7/26/2016	CHAO/STEFFI YI-CHIAO//	CONSULTING SERVICES	460.00	Public Works
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	448.00	Public Works
95754	7/13/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	445.00	Public Works
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	440.00	Public Works
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
95446	6/16/2016	US BANK	VISA- CALACT	435.00	Public Works
95926	7/27/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	434.68	Public Works
95768	7/14/2016	US BANK	VISA- S&S SEEDS INC	412.00	Public Works
95442	6/15/2016	WILLDAN ASSOCIATES INC.	PUBLIC WORKS SERVICES	410.00	Public Works
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	395.00	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	GEOTECH REVIEW	390.00	Public Works
95442	6/15/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	388.25	Public Works
95508	6/23/2016	WILLDAN ASSOCIATES INC.	PUBLIC WORKS SERVICES	388.25	Public Works
95668	7/6/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	386.19	Public Works
95529	6/29/2016	CHAO/STEFFI YI-CHJAO//	CONSULTING SERVICES	340.00	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	330.00	Public Works
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	325.76	Public Works
95446	6/16/2016	US BANK	VISA- APWA	317.40	Public Works
95583	6/29/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	300.00	Public Works
95768	7/14/2016	US BANK	VISA- CAPCA	300.00	Public Works
95864	7/20/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	282.00	Public Works
95504	6/23/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	277.00	Public Works
95955	7/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	277.00	Public Works
95367	6/15/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
95367	6/15/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
95914	7/27/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
95914	7/27/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
95914	7/27/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 36 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95478	6/23/2016	LEMUS/ALBA//	CONSULTING SERVICES	270.00	Public Works
95762	7/13/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	243.75	Public Works
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	239.38	Public Works
95768	7/14/2016	US BANK	VISA- DISNEY RESORT	221.13	Public Works
95446	6/16/2016	US BANK	VISA- HOME DEPOT	219.15	Public Works
95425	6/15/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	217.57	Public Works
95864	7/20/2016	WILLDAN ASSOCIATES INC.	PUBLIC WORKS SERVICES	186.00	Public Works
95768	7/14/2016	US BANK	VISA- HOME DEPOT	160.03	Public Works
95446	6/16/2016	US BANK	VISA- APWA	158.70	Public Works
95864	7/20/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	139.50	Public Works
95417	6/15/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	125.00	Public Works
95768	7/14/2016	US BANK	VISA- STREET TREE	125.00	Public Works
95809	7/19/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	125.00	Public Works
95446	6/16/2016	US BANK	VISA- PESTICIDE APPLICATOR PRO	100.00	Public Works
95768	7/14/2016	US BANK	VISA- CONEJO AWARDS	96.75	Public Works
95450	6/23/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	94.92	Public Works
95864	7/20/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	93.00	Public Works
95768	7/14/2016	US BANK	VISA- WARNER CENTER	90.00	Public Works
95768	7/14/2016	US BANK	VISA- DIY	82.72	Public Works
95722	7/13/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	72.43	Public Works
95768	7/14/2016	US BANK	VISA- APWA	60.00	Public Works
95768	7/14/2016	US BANK	VISA- AMAZON.COM	52.38	Public Works
95654	7/6/2016	COUNTY SANITATION DISTRICT	REFUSE FEES- MAY 2016	45.50	Public Works
95859	7/20/2016	UNDERGROUND SERVICE ALERT	MONTHLY MEMBERSHIP FEE	45.00	Public Works
95435	6/15/2016	UNDERGROUND SERVICE ALERT	MONTHLY MEMBERSHIP FEE	43.50	Public Works
95437	6/15/2016	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
95763	7/13/2016	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
95371	6/15/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	32.06	Public Works
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	27.10	Public Works
95446	6/16/2016	US BANK	VISA- HOME DEPOT	23.95	Public Works
95450	6/23/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	22.82	Public Works
95768	7/14/2016	US BANK	VISA- DIY	17.43	Public Works
95446	6/16/2016	US BANK	VISA- USPS	6.80	Public Works
Total Amount for 170 Line Item(s) from Public Works				\$722,918.46	

Recoverable / Refund / Liability



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 37 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95391	6/15/2016	G2 CONSTRUCTION, INC.	CATCH BASIN CURB SCREENS	14,453.00	Recoverable / Refund / Liability
95784	7/19/2016	FOUNDATION FOR LAS VIRGENES	REFUND SECURITY DEPOSIT	2,500.00	Recoverable / Refund / Liability
95895	7/26/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	1,479.01	Recoverable / Refund / Liability
95780	7/19/2016	DEPARTMENT OF CONSERVATION	2ND QUARTER 2016 SMIP FEE	1,386.72	Recoverable / Refund / Liability
95369	6/15/2016	ALLIANT INSURANCE SERVICES INC	CRIME PROGRAM INSURANCE	1,225.00	Recoverable / Refund / Liability
95710	7/12/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	1,200.00	Recoverable / Refund / Liability
95710	7/12/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	1,020.60	Recoverable / Refund / Liability
95916	7/27/2016	ALL HOME MANAGEMENT INC.	CDBG RES REHAB- BATEMAN (RET)	999.80	Recoverable / Refund / Liability
95680	7/6/2016	MS CONSTRUCTION	CDBG RES REHAB- MUTTER (RET)	994.00	Recoverable / Refund / Liability
95943	7/27/2016	MS CONSTRUCTION	CDBG RES REHAB- PICARD (RET)	991.70	Recoverable / Refund / Liability
95943	7/27/2016	MS CONSTRUCTION	CDBG RES REHAB- KRAMER (RET)	990.00	Recoverable / Refund / Liability
95680	7/6/2016	MS CONSTRUCTION	CDBG RES REHAB- BOWES (RET)	989.00	Recoverable / Refund / Liability
95680	7/6/2016	MS CONSTRUCTION	CDBG RES REHAB- HAMUDOT (RET)	908.50	Recoverable / Refund / Liability
95931	7/27/2016	DUFFEY'S MOBILE HOME SERVICE	CDBG RES REHAB- EDWARDS	750.00	Recoverable / Refund / Liability
95420	6/15/2016	RICHARDS/DAN//	REFUND RECOVERABLE PROJECT	671.26	Recoverable / Refund / Liability
95773	7/19/2016	CALIFORNIA BUILDING STANDARDS	2ND QTR 2016 GREEN BLDG	634.50	Recoverable / Refund / Liability
95566	6/29/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	622.11	Recoverable / Refund / Liability
95485	6/23/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	457.80	Recoverable / Refund / Liability
95566	6/29/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	457.80	Recoverable / Refund / Liability
95485	6/23/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	421.80	Recoverable / Refund / Liability
95895	7/26/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	394.80	Recoverable / Refund / Liability
95543	6/29/2016	ILLINOIS STUDENT ASSISTANCE	WAGE GARNISHMENT- 6/24/16	327.28	Recoverable / Refund / Liability
95397	6/15/2016	ILLINOIS STUDENT ASSISTANCE	WAGE GARNISHMENT- 6/10/16	327.28	Recoverable / Refund / Liability
95485	6/23/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	274.36	Recoverable / Refund / Liability
95553	6/29/2016	LOS ANGELES COUNTY SHERIFF	WAGE GARNISHMENT- 6/24/16	200.00	Recoverable / Refund / Liability
95410	6/15/2016	LOS ANGELES COUNTY SHERIFF	WAGE GARNISHMENT- 6/10/16	200.00	Recoverable / Refund / Liability
95524	6/29/2016	BERGSTROM/AMANDA//	FACILITY RENTAL REFUND	150.00	Recoverable / Refund / Liability
95619	7/5/2016	CAPLAN/MICHELLE//	RECREATION REFUND	130.00	Recoverable / Refund / Liability
95566	6/29/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED/DEP CARE REIMBURSEMENT	125.18	Recoverable / Refund / Liability
95589	6/29/2016	YOON/TAE//	RECREATION REFUND	110.00	Recoverable / Refund / Liability
95564	6/29/2016	NOLEN/MARLEA//	REFUND SUMMER BUS PASS	100.00	Recoverable / Refund / Liability
95524	6/29/2016	BERGSTROM/AMANDA//	FACILITY RENTAL REFUND	84.00	Recoverable / Refund / Liability
95708	7/12/2016	MORON-MOSCAT/ISABEL//	REFUND FACILITY RENTAL	84.00	Recoverable / Refund / Liability
95421	6/15/2016	SCHARF-BOSS/SHOSHANA//	RECREATION REFUND	65.00	Recoverable / Refund / Liability
95623	7/5/2016	ZEEN LLC	REFUND BUILDING PERMIT	62.00	Recoverable / Refund / Liability
95570	6/29/2016	RELLE/SCARLET//	REFUND SUMMER BUS PASS	50.00	Recoverable / Refund / Liability
95513	6/29/2016	ABOUYAN/ALINA//	REFUND SUMMER BUS PASS	50.00	Recoverable / Refund / Liability



Check Register Report

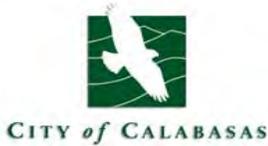
Bank: BANK OF AMERICA - OPERATING
Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
Time: 9:52:13AM
Page 38 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95576	6/29/2016	STATE DISBURSMENT	WAGE GARNISHMENT- 6/24/16	46.15	Recoverable / Refund / Liability
95430	6/15/2016	STATE DISBURSMENT	WAGE GARNISHMENT- 6/10/16	46.15	Recoverable / Refund / Liability
95902	7/26/2016	STATE DISBURSMENT	WAGE GARNISHMENT- 7/8/16	46.15	Recoverable / Refund / Liability
95902	7/26/2016	STATE DISBURSMENT	WAGE GARNISHMENT- 7/22/16	46.15	Recoverable / Refund / Liability
95708	7/12/2016	MORON-MOSCAT/ISABEL//	REFUND FACILITY RENTAL	45.00	Recoverable / Refund / Liability
95554	6/29/2016	MARMORSTEIN/SIGALIT//	RECREATION REFUND	31.75	Recoverable / Refund / Liability
95375	6/15/2016	BESSER/ROZA//	RECREATION REFUND	30.00	Recoverable / Refund / Liability
95375	6/15/2016	BESSER/ROZA//	RECREATION REFUND	30.00	Recoverable / Refund / Liability
95485	6/23/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	15.00	Recoverable / Refund / Liability
95429	6/15/2016	STARK/MARIANA//	RECREATION REFUND	10.00	Recoverable / Refund / Liability
95870	7/26/2016	BELL/CRYSTAL GARCIA//	CAMP REFUND	6.00	Recoverable / Refund / Liability
95736	7/13/2016	DUFFEY'S MOBILE HOME SERVICE	CDBG RES REHAB- EDWARDS	-750.00	Recoverable / Refund / Liability
95753	7/13/2016	MS CONSTRUCTION	CDBG RES REHAB- KRAMER	-990.00	Recoverable / Refund / Liability
95753	7/13/2016	MS CONSTRUCTION	CDBG RES REHAB- PICARD	-991.70	Recoverable / Refund / Liability
95627	7/6/2016	ALL HOME MANAGEMENT INC.	CDBG RES REHAB- BATEMAN	-999.80	Recoverable / Refund / Liability
95856	7/20/2016	SULLY-MILLER CONTRACTING CO.	ANNUAL CITY RUBBERIZED OVERLAY	-4,292.84	Recoverable / Refund / Liability
95389	6/15/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	-5,193.90	Recoverable / Refund / Liability
95738	7/13/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	-13,294.37	Recoverable / Refund / Liability
95380	6/15/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	-15,487.00	Recoverable / Refund / Liability
95922	7/27/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	-24,095.00	Recoverable / Refund / Liability
Total Amount for 57 Line Item(s) from Recoverable / Refund / Liability				\$-29,855.76	

Senior Center Construction

95922	7/27/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	481,907.00	Senior Center Construction
95380	6/15/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	309,725.00	Senior Center Construction
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SR CTR	18,925.00	Senior Center Construction
95393	6/15/2016	GEODYNAMICS	SENIOR CENTER ENGINEERING	9,103.50	Senior Center Construction
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SR CTR	8,687.42	Senior Center Construction
95562	6/29/2016	NIC PARTNERS INC.	NETWORK EQUIPMENT- SENIOR CTR	6,789.04	Senior Center Construction
95768	7/14/2016	US BANK	VISA- BEST BUY	5,692.51	Senior Center Construction
95587	6/29/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	4,861.40	Senior Center Construction
95399	6/15/2016	JONES & JONES	SENIOR CENTER PHASE 2	3,697.50	Senior Center Construction
95544	6/29/2016	INNER-I ...SECURITY IN FOCUS	CAMERA INSTALLATION	3,565.00	Senior Center Construction
95446	6/16/2016	US BANK	VISA- STAPLES DIRECT	3,144.30	Senior Center Construction
95768	7/14/2016	US BANK	VISA- BARCO PRODUCTS	3,006.68	Senior Center Construction
95837	7/20/2016	JONES & JONES	SENIOR CENTER PHASE 2	2,677.50	Senior Center Construction



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 39 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95446	6/16/2016	US BANK	VISA- WAFAIR.COM	1,767.72	Senior Center Construction
95446	6/16/2016	US BANK	VISA- WCI TEAK	1,373.36	Senior Center Construction
95446	6/16/2016	US BANK	VISA- COSTCO	1,094.27	Senior Center Construction
95446	6/16/2016	US BANK	VISA- TARGET	937.82	Senior Center Construction
95768	7/14/2016	US BANK	VISA- EMERALD COAST PLANT	847.61	Senior Center Construction
95372	6/15/2016	AT&T	TELEPHONE SERVICE	786.06	Senior Center Construction
95768	7/14/2016	US BANK	VISA- CUSTOM CUSHIONS	779.28	Senior Center Construction
95446	6/16/2016	US BANK	VISA- TOYS R US	762.80	Senior Center Construction
95768	7/14/2016	US BANK	VISA- DIRECT TV	681.18	Senior Center Construction
95768	7/14/2016	US BANK	VISA- UNITED RENTALS	585.79	Senior Center Construction
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SR CTR	550.40	Senior Center Construction
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SR CTR	519.92	Senior Center Construction
95446	6/16/2016	US BANK	VISA- GOT HOBBY INC	440.60	Senior Center Construction
95446	6/16/2016	US BANK	VISA- HOUZZ	435.96	Senior Center Construction
95446	6/16/2016	US BANK	VISA- BLINDS.COM	362.33	Senior Center Construction
95446	6/16/2016	US BANK	VISA- SEARS	343.83	Senior Center Construction
95446	6/16/2016	US BANK	VISA- UTRECHT ART	337.42	Senior Center Construction
95446	6/16/2016	US BANK	VISA- TCP GLOBAL	258.85	Senior Center Construction
95446	6/16/2016	US BANK	VISA- HOME DEPOT	245.01	Senior Center Construction
95446	6/16/2016	US BANK	VISA- WALMART	237.80	Senior Center Construction
95768	7/14/2016	US BANK	VISA- HOME DEPOT	128.67	Senior Center Construction
95446	6/16/2016	US BANK	VISA- LKRAFT	125.00	Senior Center Construction
95768	7/14/2016	US BANK	VISA- COSTCO	108.99	Senior Center Construction
95768	7/14/2016	US BANK	VISA- DIY	91.44	Senior Center Construction
95446	6/16/2016	US BANK	VISA- SENIOR STORE	78.35	Senior Center Construction
95768	7/14/2016	US BANK	VISA- AGOURA FEED INC	43.06	Senior Center Construction
95768	7/14/2016	US BANK	VISA- HARBOR FREIGHTS	33.13	Senior Center Construction
95768	7/14/2016	US BANK	VISA- BOETHING TREELAND	27.24	Senior Center Construction
95768	7/14/2016	US BANK	VISA- RALPHS	27.22	Senior Center Construction
95768	7/14/2016	US BANK	VISA- PONDEROSA FLOWERS	25.00	Senior Center Construction
95446	6/16/2016	US BANK	VISA- UNITED STATES FLAGS	18.14	Senior Center Construction
95446	6/16/2016	US BANK	VISA- SELLER ANNLE	8.99	Senior Center Construction
Total Amount for 45 Line Item(s) from Senior Center Construction				\$875,845.09	

Tennis & Swim Center

95854	7/20/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	4,946.89	Tennis & Swim Center
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Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 40 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95685	7/6/2016	PEAK ADVENTURES	RECREATION INSTRUCTOR	4,133.85	Tennis & Swim Center
95575	6/29/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	3,950.98	Tennis & Swim Center
95847	7/20/2016	PEAK ADVENTURES	RECREATION INSTRUCTOR	3,866.10	Tennis & Swim Center
95585	6/29/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	3,687.38	Tennis & Swim Center
95685	7/6/2016	PEAK ADVENTURES	RECREATION INSTRUCTOR	3,578.22	Tennis & Swim Center
95776	7/19/2016	CIRCOTEMP INC	A/C UNIT MAINT/REPAIRS	3,120.00	Tennis & Swim Center
95847	7/20/2016	PEAK ADVENTURES	RECREATION INSTRUCTOR	3,111.50	Tennis & Swim Center
95939	7/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,996.32	Tennis & Swim Center
95791	7/19/2016	KIEFER SPECIALTY FLOORING INC	LIFEGUARD TOWERS	2,933.46	Tennis & Swim Center
95790	7/19/2016	IPROMOTEU	FUN RUN SHIRTS	2,671.20	Tennis & Swim Center
95847	7/20/2016	PEAK ADVENTURES	RECREATION INSTRUCTOR	2,669.10	Tennis & Swim Center
95436	6/15/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	2,150.00	Tennis & Swim Center
95431	6/15/2016	SUPERIOR AWNING INC	REPLACEMENT AWNING- T&SC	2,021.75	Tennis & Swim Center
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,988.74	Tennis & Swim Center
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,805.47	Tennis & Swim Center
95477	6/23/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,705.93	Tennis & Swim Center
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	1,589.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- HOME FABRICS	1,334.16	Tennis & Swim Center
95740	7/13/2016	GARBA ONADJA ENTERPRISES, LLC	RECREATION INSTRUCTOR	1,295.00	Tennis & Swim Center
95720	7/13/2016	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- T&SC	1,277.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- SUPER A CLEANERS	1,274.00	Tennis & Swim Center
95392	6/15/2016	GARBA ONADJA ENTERPRISES, LLC	RECREATION INSTRUCTOR	1,250.00	Tennis & Swim Center
95698	7/6/2016	VORTEX INDUSTRIES INC	DOOR REPAIRS - T&SC	1,072.00	Tennis & Swim Center
95499	6/23/2016	TOP SEED TENNIS ACADEMY, INC.	RECREATION INSTRUCTOR	957.42	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- SUPER A CLEANERS	950.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- HAYNEEDLE	931.94	Tennis & Swim Center
95792	7/19/2016	L.A. CO. DEPT. OF HLTH SERVICE	PUBLIC POOL FEE	887.00	Tennis & Swim Center
95527	6/29/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	877.94	Tennis & Swim Center
95799	7/19/2016	QUALITY PARKING SERVICE, INC	PARKING SERVICE- 4TH OF JULY	846.00	Tennis & Swim Center
95733	7/13/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	818.65	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- NATIONAL GYM SUPPLY	795.85	Tennis & Swim Center
95378	6/15/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	793.50	Tennis & Swim Center
95776	7/19/2016	CIRCOTEMP INC	A/C UNIT MAINT/REPAIRS	780.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- NATIONAL GYM SUPPLY	771.91	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- ARC SERVICES	758.00	Tennis & Swim Center
95497	6/23/2016	TEAM PLAY EVENTS	ENTERTAINMENT- SPLASH PARTY	752.33	Tennis & Swim Center
95906	7/26/2016	TIME WARNER CABLE	CABLE MODEM/HDTV- T&SC	741.35	Tennis & Swim Center



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 41 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95432	6/15/2016	TIME WARNER CABLE	CABLE MODEM/HDTV- T&SC	737.33	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- AMAZON.COM	725.40	Tennis & Swim Center
95776	7/19/2016	CIRCOTEMP INC	A/C UNIT MAINT/REPAIRS	710.00	Tennis & Swim Center
95714	7/12/2016	SWANK-MOTION PICTURES, INC.	MOVIE NIGHT	706.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- LALALAND IMPORTS	674.71	Tennis & Swim Center
95776	7/19/2016	CIRCOTEMP INC	A/C UNIT MAINT/REPAIRS	670.00	Tennis & Swim Center
95770	7/19/2016	ATMOSPHERE EVENTS & CATERING	SOCIAL EXPENSE- 4TH OF JULY	660.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- WEBSTAIRANT	656.48	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- HOME FABRIC	654.40	Tennis & Swim Center
95776	7/19/2016	CIRCOTEMP INC	A/C UNIT MAINT/REPAIRS	645.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- ORIENTAL TRADING CO	628.35	Tennis & Swim Center
95532	6/29/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	625.01	Tennis & Swim Center
95454	6/23/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	622.15	Tennis & Swim Center
95649	7/6/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	605.06	Tennis & Swim Center
95820	7/20/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	600.00	Tennis & Swim Center
95824	7/20/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	598.41	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- PACIFIC APPLIANCE	580.00	Tennis & Swim Center
95512	6/23/2016	ZEBRA ENTERTAINMENT & EVENTS	ENTERTAINMENT- SPLASH PARTY	567.50	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- HOME DEPOT	554.45	Tennis & Swim Center
95532	6/29/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	531.92	Tennis & Swim Center
95751	7/13/2016	MARKET PLAYS PRODUCTIONS	STAFF UNIFORMS	528.05	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- HOLABIRD SPORTS	527.70	Tennis & Swim Center
95395	6/15/2016	ICHOVA/SVETLANA//	RECREATION INSTRUCTOR	504.00	Tennis & Swim Center
95378	6/15/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	492.61	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- MICHAELS	491.98	Tennis & Swim Center
95777	7/19/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	478.73	Tennis & Swim Center
95775	7/19/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	458.64	Tennis & Swim Center
95479	6/23/2016	MARKET PLAYS PRODUCTIONS	STAFF UNIFORMS	455.60	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- LAKESHORE LEARNING	444.29	Tennis & Swim Center
95438	6/15/2016	VIEWPOINT EDUCATIONAL	POOL RENTAL	427.50	Tennis & Swim Center
95790	7/19/2016	IPROMOTEU	FUN RUN METALS	426.63	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- HOME DEPOT	405.35	Tennis & Swim Center
95496	6/23/2016	SWANK-MOTION PICTURES, INC.	MOVIE NIGHT	403.00	Tennis & Swim Center
95644	7/6/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	382.75	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- PYRAMID PIPE & SUPPLY	379.49	Tennis & Swim Center
95427	6/15/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	379.43	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- ADOLPH KIEFER	373.90	Tennis & Swim Center

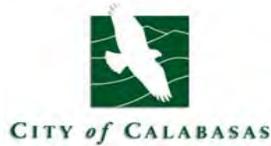


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 42 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95862	7/20/2016	VIEWPOINT EDUCATIONAL	POOL RENTAL	371.25	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- JAY JAY LOCK	359.92	Tennis & Swim Center
95875	7/26/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	359.05	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- SPORT CHALET	343.98	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- COST PLUS	343.96	Tennis & Swim Center
95811	7/19/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	342.61	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- OFFICE DEPOT	331.63	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- ALVARADO MANUFACTURE	330.30	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- OFFICE DEPOT	326.07	Tennis & Swim Center
95440	6/15/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	304.81	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- VAN NUYS PLYWOOD	303.41	Tennis & Swim Center
95479	6/23/2016	MARKET PLAYS PRODUCTIONS	STAFF T-SHIRTS (JR LIFEGUARDS)	297.55	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- HOME DEPOT	297.22	Tennis & Swim Center
95379	6/15/2016	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	294.08	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- JOANN FABRIC	288.44	Tennis & Swim Center
95914	7/27/2016	ACORN NEWSPAPER	JULY 4TH ADVERTISING	280.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- SUPER A CLEANERS	275.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- VIVA WHOLESALE	272.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- SMART & FINAL	269.49	Tennis & Swim Center
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	268.20	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- CANOGA ELECTRIC	263.41	Tennis & Swim Center
95528	6/29/2016	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	257.32	Tennis & Swim Center
95730	7/13/2016	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	257.32	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- SMART & FINAL	257.25	Tennis & Swim Center
95800	7/19/2016	QUALITY RADIO	RADIO SUPPLIES	254.72	Tennis & Swim Center
95394	6/15/2016	HORIZON MECHANICAL CONTRACTORS	POOL REPAIRS	247.35	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- PATIO COLLECTION	239.26	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- WASHROOM DIRECT	235.58	Tennis & Swim Center
95811	7/19/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	234.05	Tennis & Swim Center
95500	6/23/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	230.00	Tennis & Swim Center
95588	6/29/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	229.23	Tennis & Swim Center
95444	6/15/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	220.56	Tennis & Swim Center
95510	6/23/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	220.56	Tennis & Swim Center
95912	7/26/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	220.56	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- CORNER BAKERY	220.00	Tennis & Swim Center
95506	6/23/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	217.50	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- MICHAELS	215.13	Tennis & Swim Center



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 43 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95440	6/15/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	207.63	Tennis & Swim Center
95811	7/19/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	206.49	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- POWER SYSTEMS	200.42	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- DIY	185.28	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- RADIO SHACK	185.26	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- MICHAELS	175.92	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- LALALAND IMPORTS	170.04	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- RALPHS	167.32	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- PICKLEBALL CENTRAL	165.93	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- FRANKLINS HARDWARE	165.59	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- PYRAMID PIPE & SUPPLY	163.35	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- HOME DEPOT	160.28	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- SMART & FINAL	156.34	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- AMECI PIZZA	154.34	Tennis & Swim Center
95546	6/29/2016	KNORR SYSTEMS, INC.	POOL VACUUM PARTS	150.91	Tennis & Swim Center
95873	7/26/2016	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	147.04	Tennis & Swim Center
95896	7/26/2016	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JUL 16	136.51	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- CRAIGSLIST.COM	135.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- RALPHS	131.65	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- BED BATH & BEYOND	128.99	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- WALMART	123.14	Tennis & Swim Center
95826	7/20/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	112.00	Tennis & Swim Center
95767	7/13/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	110.28	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- USTA	108.00	Tennis & Swim Center
95861	7/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	107.31	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- HOME DEPOT	106.62	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- TOTAL GRAPHICS	104.64	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- CONSTANT CONTACT	95.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- CONSTANT CONTACT	95.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- TOTAL GRAPHICS	86.11	Tennis & Swim Center
95572	6/29/2016	SHI INTERNATIONAL CORP	COMPUTER HARDWARE	86.08	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- WRIST BAND EXPRESSIONS	82.90	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- FRANKLINS HARDWARE	79.41	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- SHERWIN WILLIAMS	77.09	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- DICK'S SPORTING GOODS	75.17	Tennis & Swim Center
95470	6/23/2016	INNER-I ...SECURITY IN FOCUS	APR-JUN 2016 MONITORING- T&SC	75.00	Tennis & Swim Center
95402	6/15/2016	KISHIMOTO/RAINE//	REIMB MILEAGE - MAY 16	74.09	Tennis & Swim Center



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 44 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95446	6/16/2016	US BANK	VISA- SMART & FINAL	69.48	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- US RESEARCH & CHEMICAL	64.03	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- SHOPLET.COM	63.90	Tennis & Swim Center
95511	6/23/2016	ZACHARATOS/GERASSIMOS T//	RECREATION INSTRUCTOR	63.00	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- RALPHS	62.99	Tennis & Swim Center
95840	7/20/2016	KISHIMOTO/RAINE//	REIMB MILEAGE - JUN 16	62.48	Tennis & Swim Center
95546	6/29/2016	KNORR SYSTEMS, INC.	POOL VACUUM PARTS	61.75	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- LOWES	57.64	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- ADOLPH KIEFER	47.28	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- SHERWIN WILLIAMS	42.39	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- POSPAPER.COM	39.71	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- SPORT CHALET	34.79	Tennis & Swim Center
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	34.02	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- AMAZON.COM	31.47	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- FALLBROOK	30.59	Tennis & Swim Center
95816	7/20/2016	AIRGAS- WEST	TC HELIUM	30.50	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- VHN PARTY SUPPLY	27.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- SMART & FINAL	21.13	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- RADIO SHACK	20.69	Tennis & Swim Center
95598	7/1/2016	CSAC-EXCESS INSURANCE	EAP/JUL-SEP 2016	14.18	Tennis & Swim Center
95768	7/14/2016	US BANK	VISA- CVS PHARMACY	6.00	Tennis & Swim Center
95446	6/16/2016	US BANK	VISA- OFFICE DEPOT	3.44	Tennis & Swim Center
Total Amount for 171 Line Item(s) from Tennis & Swim Center				\$108,461.12	

Transportation

95738	7/13/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	265,887.35	Transportation
95757	7/13/2016	SECURITY PAVING COMPANY INC	LOST HILLS INTERCHANGE PROJ	232,995.72	Transportation
95389	6/15/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	103,878.00	Transportation
95486	6/23/2016	PARSONS TRANSPORTATION GROUP	LOST HILLS INTERCHANGE	99,165.04	Transportation
95856	7/20/2016	SULLY-MILLER CONTRACTING CO.	ANNUAL CITY RUBBERIZED OVERLAY	85,856.70	Transportation
95946	7/27/2016	PARSONS TRANSPORTATION GROUP	LOST HILLS INTERCHANGE	66,722.11	Transportation
95839	7/20/2016	KIER & WRIGHT CIVIL ENGINEERS	ENGINEERING SERVICES	38,052.35	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAY 16	28,895.05	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAR 16	22,132.20	Transportation
95555	6/29/2016	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	16,677.16	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JUN 16	14,327.93	Transportation

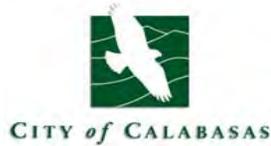


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 45 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95752	7/13/2016	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	13,910.58	Transportation
95473	6/23/2016	KIER & WRIGHT CIVIL ENGINEERS	ENGINEERING SERVICES	13,636.25	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAR 16	12,867.11	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	TRANSIT MAINTENANCE	12,737.28	Transportation
95537	6/29/2016	DELESPRIE	BRONZE SCULPTURE	12,400.00	Transportation
95726	7/13/2016	BANK OF SACRAMENTO	LOST HILLS PROJ- RETENTION	12,262.93	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAY 16	11,854.48	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JUN 16	11,172.07	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JUN 16	9,920.40	Transportation
95832	7/20/2016	EXCEL PAVING COMPANY	RETAINING WALL REPAIR	9,232.00	Transportation
95925	7/27/2016	CONVERSE CONSULTANTS	CONSULTING SERVICES	8,064.50	Transportation
95743	7/13/2016	IDEAL GENERAL SERVICES, INC.	DIAL-A-RIDE JUN 2016	7,911.00	Transportation
95396	6/15/2016	IDEAL GENERAL SERVICES, INC.	DIAL-A-RIDE MAY 2016	7,382.00	Transportation
95673	7/6/2016	MALIBU CANYON SHELL	FUEL CHARGES- MAY 2016	7,349.45	Transportation
95844	7/20/2016	MALIBU CANYON SHELL	FUEL CHARGES- NOV 2015	5,795.63	Transportation
95830	7/20/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	5,736.66	Transportation
95940	7/27/2016	MALIBU CANYON SHELL	FUEL CHARGES- DEC 2015	5,108.80	Transportation
95652	7/6/2016	CONVERSE CONSULTANTS	CONSULTING SERVICES	5,034.00	Transportation
95449	6/23/2016	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	4,788.60	Transportation
95805	7/19/2016	SUSTAINABLE SOLUTIONS SERVICES	ROAD CLEAN-UP	4,087.50	Transportation
95581	6/29/2016	TWINING LABORATORIES	FIELD INSPECTIONS- MUL HWY	4,039.45	Transportation
95403	6/15/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	3,900.00	Transportation
95764	7/13/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	3,651.45	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JUN 16	3,484.24	Transportation
95581	6/29/2016	TWINING LABORATORIES	FIELD INSPECTIONS- MUL HWY	3,469.02	Transportation
95495	6/23/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,335.05	Transportation
95538	6/29/2016	DIAMOND WEST ENGINEERING, INC	ENGINEER CONSULTING	3,015.00	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JUN 16	2,923.50	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAR 16	2,779.13	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAY 16	2,753.03	Transportation
95590	6/29/2016	Z.A.P. MANUFACTURING, INC.	TRAFFIC SIGNS	2,745.18	Transportation
95841	7/20/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	2,325.00	Transportation
95426	6/15/2016	SOUTHERN CALIFORNIA EDISON	METER INSTALLATION- PRK & RIDE	2,046.70	Transportation
95591	7/1/2016	AMERICAN HONDA FINANCE CORP	LEASE PAYMENT- JUL 2016	1,925.00	Transportation
95868	7/26/2016	AMERICAN HONDA FINANCE CORP	LEASE PAYMENT- AUG 2016	1,925.00	Transportation
95952	7/27/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,737.42	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	TRANSIT MAINTENANCE	1,671.88	Transportation



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 46 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95830	7/20/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	1,632.17	Transportation
95719	7/13/2016	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	1,604.88	Transportation
95615	7/1/2016	SOURCE GRAPHICS	ANNUAL SERVICE CONTRACT	1,585.00	Transportation
95830	7/20/2016	DURHAM SCHOOL SERVICES	SUMMER BEACH BUS/EXCURSION	1,543.30	Transportation
95888	7/26/2016	MARVIN E. LOPATA & ASSOCIATES	LAND APPRAISAL FEES	1,500.00	Transportation
95574	6/29/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,366.69	Transportation
95390	6/15/2016	FLOWERS & ASSOCIATES, INC.	LAS VIRGENES ROAD PROJ	1,278.20	Transportation
95764	7/13/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	1,234.12	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAR 16	1,228.49	Transportation
95552	6/29/2016	LAS VIRGENES UNIFIED SCHOOL	BEFORE & AFTER SCHOOL AIDES	1,200.00	Transportation
95841	7/20/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	1,200.00	Transportation
95472	6/23/2016	JORDAN GILBERT & BAIN	ARCHITECTURAL SERVICES	971.14	Transportation
95853	7/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	904.28	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - JUN 16	896.03	Transportation
95768	7/14/2016	US BANK	VISA- WOODRANCH BBQ	821.15	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAY 16	806.90	Transportation
95573	6/29/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	787.50	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE FUEL COST- MAY 16	635.32	Transportation
95446	6/16/2016	US BANK	VISA- APWA	634.80	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAY 16	630.78	Transportation
95483	6/23/2016	MV TRANSPORTATION, INC.	SHUTTLE SERVICES - MAY 16	597.71	Transportation
95764	7/13/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	568.04	Transportation
95930	7/27/2016	DEPARTMENT OF TRANSPORTATION	TRAFFIC SIGNALS/LIGHTING	566.81	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	SHUTTLE FUEL COST- MAR 16	554.73	Transportation
95833	7/20/2016	FLOWERS & ASSOCIATES, INC.	LAS VIRGENES ROAD PROJ	480.70	Transportation
95568	6/29/2016	PCI	PAVEMENT STRIPING AND MARKING	479.02	Transportation
95484	6/23/2016	NATIONAL DATA & SURVEYING SVCS	TRAFFIC COUNTERS	473.00	Transportation
95693	7/6/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	469.97	Transportation
95484	6/23/2016	NATIONAL DATA & SURVEYING SVCS	TRAFFIC COUNTERS	460.00	Transportation
95400	6/15/2016	JORDAN GILBERT & BAIN	ARCHITECTURAL SERVICES	360.00	Transportation
95944	7/27/2016	MV TRANSPORTATION, INC.	SHUTTLE FUEL COST- JUN 16	351.11	Transportation
95715	7/12/2016	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- JUL 2016	258.92	Transportation
95838	7/20/2016	JORDAN GILBERT & BAIN	ARCHITECTURAL SERVICES	240.00	Transportation
95682	7/6/2016	MV TRANSPORTATION, INC.	TRANSIT MAINTENANCE	190.00	Transportation
95446	6/16/2016	US BANK	VISA- VISTA FORD	189.19	Transportation
95674	7/6/2016	MANERI SIGN, INC.	TRAFFIC SIGNS	180.95	Transportation
95407	6/15/2016	LAS VIRGENES UNIFIED SCHOOL	BUS PASS PROCESSING	166.75	Transportation

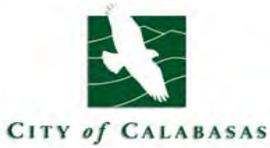


Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 47 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95446	6/16/2016	US BANK	VISA- CHEVRON	166.13	Transportation
95768	7/14/2016	US BANK	VISA- CHEVRON	157.78	Transportation
95764	7/13/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	152.41	Transportation
95768	7/14/2016	US BANK	VISA- SHELL OIL	150.00	Transportation
95768	7/14/2016	US BANK	VISA- UNION 76	147.38	Transportation
95938	7/27/2016	LA DWP	TRAFFIC METER SERVICE	137.53	Transportation
95476	6/23/2016	LA DWP	METER SERVICE - TRAFFIC METER	118.83	Transportation
95446	6/16/2016	US BANK	VISA- HOME DEPOT	114.35	Transportation
95446	6/16/2016	US BANK	VISA- WOODLAND HILLS HONDA	112.82	Transportation
95768	7/14/2016	US BANK	VISA- PARTY CITY	98.00	Transportation
95768	7/14/2016	US BANK	VISA- CALABASAS CAR CARE	96.90	Transportation
95446	6/16/2016	US BANK	VISA- HOME DEPOT	89.22	Transportation
95768	7/14/2016	US BANK	VISA- RALPHS	83.46	Transportation
95768	7/14/2016	US BANK	VISA- EXXON MOBIL	82.12	Transportation
95768	7/14/2016	US BANK	VISA- RALPHS	81.69	Transportation
95446	6/16/2016	US BANK	VISA- RALPHS	78.51	Transportation
95446	6/16/2016	US BANK	VISA- EXXON MOBIL	77.13	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	73.04	Transportation
95425	6/15/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	72.98	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	72.01	Transportation
95446	6/16/2016	US BANK	VISA- CHEVRON	70.64	Transportation
95768	7/14/2016	US BANK	VISA- UNION 76	67.60	Transportation
95768	7/14/2016	US BANK	VISA- EXXON MOBIL	64.70	Transportation
95446	6/16/2016	US BANK	VISA- MARMALADE CAFE	57.60	Transportation
95768	7/14/2016	US BANK	VISA- HOME DEPOT	55.39	Transportation
95768	7/14/2016	US BANK	VISA- CHEVRON	45.44	Transportation
95948	7/27/2016	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	44.40	Transportation
95768	7/14/2016	US BANK	VISA- RABI INC	43.01	Transportation
95768	7/14/2016	US BANK	VISA- UNION 76	40.14	Transportation
95517	6/29/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	39.77	Transportation
95446	6/16/2016	US BANK	VISA- SHELL OIL	37.80	Transportation
95768	7/14/2016	US BANK	VISA- HOME DEPOT	36.05	Transportation
95768	7/14/2016	US BANK	VISA- CHEVRON	34.43	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	34.00	Transportation
95768	7/14/2016	US BANK	VISA- UNION 76	32.69	Transportation
95446	6/16/2016	US BANK	VISA- EXXON MOBIL	31.71	Transportation
95768	7/14/2016	US BANK	VISA- RABI INC	30.02	Transportation



Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 06/15/2016 to 07/27/2016

Date: 8/1/2016
 Time: 9:52:13AM
 Page 48 of 48

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
95768	7/14/2016	US BANK	VISA- UNION 76	28.65	Transportation
95768	7/14/2016	US BANK	VISA- SHELL	28.50	Transportation
95768	7/14/2016	US BANK	VISA- CHEVRON	27.97	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	26.99	Transportation
95446	6/16/2016	US BANK	VISA- SHELL OIL	25.09	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	24.83	Transportation
95653	7/6/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	24.80	Transportation
95768	7/14/2016	US BANK	VISA- UNION 76	23.99	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	23.26	Transportation
95768	7/14/2016	US BANK	VISA- UNION 76	21.99	Transportation
95446	6/16/2016	US BANK	VISA- CHEVRON	20.95	Transportation
95446	6/16/2016	US BANK	VISA- RABI INC	20.30	Transportation
95446	6/16/2016	US BANK	VISA- SHELL OIL	18.00	Transportation
95446	6/16/2016	US BANK	VISA- UNION 76	16.99	Transportation
95768	7/14/2016	US BANK	VISA- RITE AID	15.75	Transportation
95768	7/14/2016	US BANK	VISA- SHELL	9.00	Transportation
95446	6/16/2016	US BANK	VISA- EXXON MOBIL	8.00	Transportation
95768	7/14/2016	US BANK	VISA- EXXON MOBIL	8.00	Transportation
95768	7/14/2016	US BANK	VISA- EXXON MOBIL	7.00	Transportation
Total Amount for 141 Line Item(s) from Transportation				\$1,235,922.29	
GRAND TOTAL for 1,655 Line Items				\$6,090,283.26	

FUTURE AGENDA ITEMS

Department	Agenda Headings	Agenda Title/Future Agenda
24-Aug		
CC	Presenation	Presentation of commemorative 25th Anniversary Library Cards to the City Council
CC	Presenation	Measure R/COG presentation
CC	Consent	Adoption of Resolution No. 2016-1521, approving the City's Conflict of Interest Code
CC	New Business	League Resolutions
CD	New Business	Discussion of Ridgeline Ordinance and residential story pole policy/trellis variance fee waiver request
Finance	New Business	Presentation and discussion of the operating and capital budgets for July 1, 2016 through June 30, 2018

Future Items

Finance	Public Hearing	Adoption of Resolution No. 2016-1512, approving the operating and capital improvement budgets for July 1, 2016 through June 30, 2018, providing for the appropriations and expenditures for all sums set forth in said budget; and adoption of Resolution No. 2016-1516, establishing the appropriations limit for Fiscal Year 2016-2017
AS	Consent	Adoption of Resolution No. 2016-1517, rescinding Resolution No. 2014-1471 and approving a salary schedule for permanent employees
AS	Consent	Adoption of Resolution No. 2016-1518, establishing employee flex credit amounts for 2017 and rescinding Resolution No. 2015-1472
CC	Presenation	Community Choice Aggregation Program
PS	New Business	Introduction of Ordinance No. 2016-338 regarding LA County Code Title 13
CC	Presenation	SoCal Gas Company briefing regarding natural gas system and the importance of the Aliso Canyon Storage Field
CD	New Business	Plaque recommendations by the HPC
PW	New Business	Introduction of Ordinance, No. 2016-336, amending Title 10 of the City's Municipal Code regarding parking regulations for City-owned and City-operated off-street parking facilities
CS	New Business	Joint agreements with school district
CC	New Business	SB 415 - Increase Voter Participation
PW	Consent	Hydrating stations
CD	Public Hearing	2016 California Building Standards
CD	Consent	Housing Element Report
CD	New Business	Recommendation from Planning Commission regarding appeals' fees
CD/PW/Media	Consent	CPI fees increase
CD	New Business	Introduction of Ordinance for New 2016 California Building Codes
PW	New Business	Environmental Commission review of programs/ordinances (smoking, plastic bag, coyote, styrofoam, car wash, rodenticide, etc.)
PW	New Business	Business recognition program for environmental efforts
PW	New Business	Public Works project process
CC	New Business	Noticing procedures/newspaper publications

2016 Meeting Dates	
Sep 14	Nov 23 - Canceled - Thanksgiving Eve
Sep 28	Nov 30 - Council Reorganization
Oct 12 - Canceled - Yom Kippur	Dec 14
Oct 26	Dec 28 - Canceled
Nov 9	