



CITY *of* CALABASAS

**CITY COUNCIL AGENDA
REGULAR MEETING – WEDNESDAY, MAY 25, 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.**

OPENING MATTERS – 7:00 P.M.

Call to Order/Roll Call of Councilmembers
Pledge of Allegiance by Boy Scouts Pack 333
Approval of Agenda

ANNOUNCEMENTS/INTRODUCTIONS – 7:15 P.M.

- Adjourn in memory

PRESENTATIONS – 7:30 P.M.

- To Girl Scouts of Greater Los Angeles in recognition of receiving the 2016 Gold Award
- To Petty Officer Grant Levy for outstanding Academic and Community efforts

ORAL COMMUNICATION – PUBLIC COMMENT – 7:45 P.M.

CONSENT ITEMS – 7:55 P.M.

1. [Approval of meeting minutes from April 27 and May 3, 2016](#)

2. [Recommendation to reallocate the duties of the Administrative Services Director position to the Media Operations Director and the Senior Management Analyst; adopt Resolution No. 2016-1508, creating the position of Administrative Services Manager and approving the salary range for said positions](#)

NEW BUSINESS – 8:00 P.M.

3. [Public meeting regarding Landscape Maintenance District No. 22 and Landscape Lighting Act District Nos. 22, 24, 27 and 32 assessment proceedings](#)

CONTINUED PUBLIC HEARING – 8:15 P.M.

4. [Introduction of Ordinance No. 2016-333 and adoption of Resolution No. 2016-1507, certifying a final Environmental Impact Report, approving 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 66,516 square-foot, four-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 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. Following a Public Hearing on March 17, 2016, the Planning Commission recommended approval of the project per Planning Commission Resolution No. 2016-610](#)

INFORMATIONAL REPORTS – 10:40 P.M.

5. [Check Register for the period of April 15-May 11, 2016](#)

TASK FORCE REPORTS – 10:45

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 Liober Yaldehy to their next regular meeting scheduled on Wednesday, June 8, 2016, at 7:00 p.m.

**MINUTES OF A REGULAR MEETING OF
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA
HELD WEDNESDAY, APRIL 27, 2016**

Mayor Bozajian called the meeting to order at 7:03 p.m. in the Council Chambers, 100 Civic Center Way, Calabasas, CA.

ROLL CALL Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Gaines, Shapiro and Weintraub
Absent: None
Staff: Bingham, Coroalles, Hernandez, Howard, Jordan, Lysik, Parker, Rubin, Steller, Tamuri and Yalda

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alexis Arinsburg.

APPROVAL OF AGENDA

Councilmember Shapiro moved, seconded by Councilmember Gaines to approve the agenda. MOTION CARRIED 5/0 as follows:

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

ANNOUNCEMENTS/INTRODUCTIONS

Members of the Council made the following announcements:

Councilmember Gaines:

- Wished everyone a Happy Passover.
- Congratulated CHS Football Coach Klausen and Principal CJ Foss for a great article in USA Today. In addition, Darnay Holmes was invited to play at the Army All American Game.
- The Bay Laurel Elementary School's carnival is scheduled on May 1.

Mayor pro Tem Maurer:

- Reiterated Happy Passover to all.
- Arbor Day celebration will be held on April 30 at CHS.

Councilmember Shapiro:

- The Arts Festival is scheduled on April 30 and May 1.
- The Library is hosting an event on May 3 to show residents how to download e-Books to their electronic devices.

Councilmember Weintraub:

- A book signing of Images of Calabasas by Cimberly Castellon and Mayor Bozajian will take place on April 30 at King Gillette Ranch.

Mayor Bozajian:

- Expressed appreciation to all who attended the showing of Pursuit and congratulated Taryn Wayne on her appointment as President to the Calabasas/Las Virgenes Historical Society.
- A groundbreaking ceremony for Las Virgenes Creek Restoration Project Phase II was held on April 27.

PRESENTATIONS

- Recognition of Los Angeles County Sheriff's Deputy Robert A. "Guido" DeSantis for his years of service

Mayor Bozajian presented Deputy DeSantis a plaque for his years of service. Councilmembers expressed appreciation to Deputy DeSantis.

- Sheriff's Crime Report

Lt. Rotella presented the report.

ORAL COMMUNICATIONS – PUBLIC COMMENT

Alex Farassati spoke during public comment.

CONSENT ITEMS

1. Approval of meeting minutes from April 13, 2016
2. Approval of amendment to professional services agreement with Questa Engineering Corporation in the amount of \$28,861 for additional services to prepare technical plans, specification and cost estimate for Las Virgenes Creek Restoration Project – Phase II
3. Approval of Memorandum of Understanding for a Coordinated Integrated Monitoring Program in the Malibu Creek Watershed Management Area regarding the administration and cost sharing for implementing the Coordinated Integrated Monitoring Program and necessary reports for the Malibu Creek Watershed
4. Approval of a five-year service subscription and sublicense agreement with Digital Map Products (DMP) in the total amount of \$148,430 to perform professional Geographic Information Systems (GIS) Management Services

5. Recommendation to award five-year professional services agreements to Venco Western, Inc. for the landscape maintenance of the common benefit areas: (CBA)-1 (Zone 21), CBA-4 (Zone 24), CBA-5 (Zone 25) and CBA-6 (Zone 26) within Landscape Maintenance District 22 in the City of Calabasas

Councilmember Gaines moved, seconded by Mayor pro Tem Maurer to approve Consent Item Nos. 1-5. MOTION CARRIED 5/0 as follows:

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

PUBLIC HEARING

6. Consideration of Resolution No. 2016-1496 and Resolution No. 2016-1497, 1) Approving File No. 140001318, an application, inclusive of a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Summary Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level parking. Located at 26300 Rondell Street (APN 2069-031-014 and 2069-031-015)

Councilmember Gaines recused from participating on Item No. 6 and left the meeting.

Councilmember Shapiro moved, seconded by Councilmember Weintraub to continue Item No. 6 to the May 3 Special Council meeting. MOTION CARRIED 4/0 as follows:

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

ABSENT: Councilmember Gaines

Councilmember Gaines returned to the meeting.

NEW BUSINESS

7. Overview of General Fund Budget and direction for FY 2016-2017 and 2017-2018 Budgets

Dr. Lysik presented the information.

The meeting recessed at 8:31 p.m.

The meeting reconvened at 8:44 p.m.

Stephanie Williams, Karen Tiffany, John Suwara and Pricilla Lee spoke on Item No. 7.

After extensive discussion, direction was provided to staff.

INFORMATIONAL REPORTS

8. Check Register for the period of April 5-14, 2016

No action was taken on this item.

TASK FORCE REPORTS

Mayor pro Tem Maurer reported on her attendance to the Santa Monica Mountains Conservancy meeting on April 25.

CITY MANAGER'S REPORT

None.

FUTURE AGENDA ITEMS

None.

ADJOURN

The City Council adjourned at 10:25 p.m. to their next special meeting scheduled on Tuesday May 3, 2016, at 7:00 p.m.

Maricela Hernandez, MMC
City Clerk

**MINUTES OF A SPECIAL MEETING OF
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA
HELD TUESDAY, MAY 3, 2016**

Mayor Bozajian called the meeting to order at 7:01 p.m. in the Council Chambers, 100 Civic Center Way, Calabasas, CA.

ROLL CALL Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Gaines, Shapiro and Weintraub
Absent: None
Staff: Bartlett, Coroaaltes, Hernandez, Holden, Howard, Klein, Michitsch, Tamuri and Yalda

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Norma Citron.

APPROVAL OF AGENDA

Councilmember Gaines moved, seconded by Mayor pro Tem Maurer to approve the agenda. MOTION CARRIED 5/0 as follows:

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

ANNOUNCEMENTS/INTRODUCTIONS

Members of the Council made the following announcements:

Councilmember Gaines:

- Extended appreciation to Lauren Morick and staff for a great Arts Festival.
- Extended appreciation to the Environmental Commission for a successful Arbor Day at CHS.
- The Chamber of Commerce will host its monthly breakfast on May 12 as well as a mixer on May 19.
- He wished Happy Mothers' Day to all the moms.

Mayor pro Tem Maurer:

- Echoed appreciation to Lauren Morick and staff for a great Arts Festival.

Councilmember Weintraub:

- A celebration of the National Park Service Centennial honoring retired Congressman Anthony Beilenson will take place on May 22 at King Gillette Ranch.

- Showcased a thank you note from fifth grade students at Bay Laurel Elementary.

Councilmember Shapiro:

- Relay for Life will be held on May 14 at A.E. Wright Middle School.
- Reiterated Happy Mothers' Day.
- Extended congratulations to all teachers including Mayor pro Tem Maurer.

Mayor Bozajian:

- Also echoed appreciation to the Arts Council, Laureen Morick and staff for a great Arts Festival.
- Also expressed appreciation to all participants on Arbor Day.
- The City's anniversary festivities will take place on June 24-26.
- Encouraged attendance to the annual Fourth of July activities.

ORAL COMMUNICATIONS – PUBLIC COMMENT

Debra Scott spoke during public comment.

CONTINUED PUBLIC HEARING

1. Consideration of Resolution No. 2016-1496 and Resolution No. 2016-1497, 1) Approving File No. 140001318, an application, inclusive of a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Summary Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level parking. The proposed project includes a Development Plan Permit in order to construct a 50-foot tall 4-story building and construction of retaining walls in excess of 6-feet in height. The project includes the City vacating a portion of Rondell Street that abuts the western property line. 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, and 2) adopting the associated Mitigated Negative Declaration. The Planning Commission recommended that the City Council approve the project and found that the proposed summary street vacation is consistent with the General Plan at its February 4, 2016 meeting

Councilmember Gaines recused from participating on Item No. 1 and left the meeting.

Mark Levinson, Joe Chilco, Snowdy Dodson, Erik Pontappidan, Battina Schneiderman, Larry Willett, Howard Rodgers, Meny Atias, Knut Oxnevad, Rob Fisher, Sofia Wagman, Francis Wagman, Brandon Alvarado, Alexander Waksman,

Sean Landon, Jake Jesson, Colleen McHale, Greg Byrnes, Luresa Byrnes, Syndi McNeal, Mindy Feldman, Harold Arkoff, Ed Constantian, Steve Huho, Scott McAllister, Kathryn Palmer, Dana Sharon and Marsha Moss spoke on Item No. 1.

Mayor Bozajian closed the public hearing.

The meeting recessed at 8:22 p.m.
The meeting reconvened at 8:35 p.m.

Messrs. Bartlett, Klein, Consultant Joe Power and applicant, Richard Weintraub made additional comments.

Extensive discussion ensued.

The meeting recessed at 9:56 p.m.
The meeting reconvened at 10:05 p.m.

Extensive discussion continued.

The meeting recessed at 11:20 p.m.
The meeting reconvened at 11:25 p.m.

Councilmember Shapiro moved, seconded by Mayor pro Tem Maurer to continue this item to the June 8, 2016, Council meeting. MOTION CARRIED 4/0 as follows:

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

ABSENT: Councilmember Gaines

TASK FORCE REPORTS

None.

CITY MANAGER'S REPORT

None.

FUTURE AGENDA ITEMS

None.

ADJOURN

The City Council adjourned at 11:49 p.m. to their next regular meeting scheduled on Wednesday, May 25, 2016, at 7:00 p.m.

Maricela Hernandez, MMC
City Clerk



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: MAY 16, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ANTHONY M. COROALLES, CITY MANAGER



SUBJECT: RECOMMENDATION TO REALLOCATE THE DUTIES OF THE ADMINISTRATIVE SERVICES DIRECTOR POSITION TO THE MEDIA OPERATIONS DIRECTOR AND THE SENIOR MANAGEMENT ANALYST; ADOPT RESOLUTION NO. 2016-1508, CREATING THE POSITION OF ADMINISTRATIVE SERVICES MANAGER AND APPROVING THE SALARY RANGE FOR SAID POSITIONS

MEETING

DATE: MAY 25, 2016

SUMMARY RECOMMENDATION:

That the City Council approve the reallocation of the Administrative Services Director position's duties and assignments to the Media Operations Director and Senior Management Analyst. Additionally, it is recommended that the City Council reclassify the Senior Management Analyst to Administrative Services Manager; and adopt Resolution No. 2016-1508, approving a salary range adjustment for said positions.

DISCUSSION/ANALYSIS:

As you are aware, the Administrative Services Director is retiring effective June 16, 2016. This position's main areas of responsibility have been human resources, Civic Center operations and maintenance, Library services, and City Clerk services. I am recommending that the Media Operations Director, in addition to current assignments, assume responsibility for the Library administration, budget, and

liaison to the Library Commission. With the increasing prevalence and proliferation of digital content changing the way that libraries interact with communities, aligning the Library into the communications and technology department is a natural transition and will help to address the ongoing digital challenges the City will continue to face. There are areas of overlap already and assigning oversight of the Library to the Media Operations Director, which will provide close interaction with information technology and public information, will only enhance City services.

I am recommending that the Senior Management Analyst, in addition to current duties and assignments, assume the responsibility of all aspects of Human Resources to include policies and procedures, employee benefits, worker's compensation, disability, and recruitment, Administrative Services and Civic Center Operation budgets, and supervision of the Human Resources Specialist. The new title for this position will be Administrative Services Manager.

Furthermore, I am recommending that the City Council approve a 10% increase in salary for the Media Operations Director and the proposed Administrative Services Manager position due to the increased duties and assignments.

The current salary range for the Media Operations Director position is P197 (\$11,129 - \$13,899); the proposed salary range is P207 (\$12,294 - \$15,353).

The current salary range for the Senior Management Analyst position is P144 (\$6,568 - \$8,203); the proposed salary range for the Administrative Services Manager is P157 (\$7,475 - \$9,335).

FISCAL IMPACT/SOURCE OF FUNDING:

The proposed personnel changes will result in an estimated total cost savings of \$176,941.43. A cost savings will be realized in the General Fund of \$186,867.37; whereas, the Library Fund will realize a cost increase of (\$9,925.94). The following table provides a more detailed accounting of the proposed personnel changes.

Classification	CURRENT				PROPOSED			
	FTE Headcount	General Fund	Library Fund	Total	FTE Headcount	General Fund	Library Fund	Total
Administrative Services Director	1.0	\$156,476.21	\$52,158.74	\$208,634.94	0.0	\$0.00	\$0.00	\$0.00
Media Operations Director	1.0	221,322.44	0.00	221,322.44	0.0	0.00	0.00	0.00
Sr. Management Analyst	1.0	112,697.54	19,887.80	132,585.34	0.0	0.00	0.00	0.00
Media Operations Director	0.0	0.00	0.00	0.00	1.0	180,992.15	60,330.72	241,322.86
Administrative Services Manager	0.0	0.00	0.00	0.00	1.0	122,636.67	21,641.76	144,278.43
TOTAL	3.0	\$490,496.18	\$72,046.54	\$562,542.72	2.0	\$303,628.81	\$81,972.48	\$385,601.29
NET CHANGE (PER FUND)						\$186,867.37	(\$9,925.94)	\$176,941.43

REQUESTED ACTION:

That the City Council adopt Resolution No. 2016-1508.

ATTACHMENTS:

Resolution No. 2016-1508

ITEM 2 ATTACHMENT
RESOLUTION NO. 2016-1508

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, AMENDING RESOLUTION NO. 2015-1471, ADJUSTING THE SALARY RANGE FOR THE MEDIA OPERATIONS DIRECTOR, AND CREATING THE POSITION OF ADMINISTRATIVE SERVICES MANAGER AND ESTABLISHING THE SALARY RANGE FOR SAID POSITION, EFFECTIVE JUNE 17, 2016.

WHEREAS, this Resolution No. 2016-1508 is adopted in order to amend Resolution No. 2015-1471, the existing resolution on compensation and benefits, by adjusting the salary range for the Media Operations Director position; and establishing the position and salary range for an Administrative Services Manager position.

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 adjusting the salary range for the Media Operations Director position as noted in the salary ranges for the Permanent Full Time Employees, Management Classification, set forth in Section A:

PERMANENT FULL TIME EMPLOYEES

C. Management Classification

POSITION	SALARY SCHEDULE NUMBER	NUMBER OF EMPLOYEES BUDGETED IN POSITION
Media Operations Director	P207	1

SECTION 2. Resolution No. 2015-1471 is hereby amended by creating the position of "Administrative Services Manager" and establishing the salary range for the position in the salary ranges for the Permanent Full Time Employees, Mid-Management Classification, set forth in Section B:

PERMANENT FULL TIME EMPLOYEES

E. Mid-Management Classification

POSITION	SALARY SCHEDULE NUMBER	NUMBER OF EMPLOYEES BUDGETED IN POSITION
Administrative Services Manager	P157	1

SECTION 3. All other provisions of Resolution No. 2015-1471 continue in full force and effect.

SECTION 4. To the extent the provisions of Resolution No. 2015-1471, as amended by this Resolution No. 2016-1508, 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 25th day of May, 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: MAY 16, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:  ROBERT YALDA, P.E., T.E., PUBLIC WORKS DIRECTOR
HEATHER MELTON, LANDSCAPE DISTRICT MAINTENANCE MANAGER**

**SUBJECT: PUBLIC MEETING REGARDING LANDSCAPE MAINTENANCE DISTRICT
NO. 22 AND LANDSCAPE LIGHTING ACT DISTRICT NOS. 22, 24, 27 &
32 ASSESSMENT PROCEEDINGS**

MEETING DATE: MAY 25, 2016

SUMMARY RECOMMENDATION:

That the Council receive public comment regarding the proposed annexation of Mont Calabasas to Landscape Lighting Act District No. 27 (LLAD 27). There is no recommended action at this time.

BACKGROUND:

The Landscape and Lighting Act of 1972 regulates the annual administration of special assessment districts. The City of Calabasas administers five landscape assessment districts, as follows:

- Landscape Maintenance District No. 22 (ad valorem): Calabasas Park Area (LMD 22)
- Landscape Lighting Act District No. 22: Calabasas Park Area (LLAD 22)
- Landscape Lighting Act District No. 24: Malibu Lost Hills (LMD 24)
- Landscape Lighting Act District No. 27: Las Virgenes (LMD 27)
- Landscape Lighting Act District No. 32: Lost Hills Commercial (LMD 32)

On April 13, 2016, the City Council approved resolutions initiating annual proceedings in connection with these districts and declaring the council's intention to impose assessments for Fiscal Year 2016-17. The engineer's report preliminarily approved by the Council called for a ballot for the Mont Calabasas Zone in LLAD 27. Consequently, pursuant to Proposition 218, city staff is conducting a mail ballot proceeding in that Zone in order to seek property owner approval of the proposed annexation. The public hearing with respect to the annexation will be held on June 8, 2016. Property owners have an opportunity to return their ballots until the end of the public input portion of the June 8, 2016 public hearing.

DISCUSSION/ANALYSIS:

As a matter of policy, staff has requested that the Council hold a public meeting tonight with respect to the proposed assessment increase. This public meeting will give the Council and staff an opportunity to hear feedback from the community with respect to the proposed assessment and to respond to any questions members of the public may have. Tonight's public meeting is in addition to the formal public hearing that the Council will hold at the June 8, 2016 council meeting.

FISCAL IMPACT/SOURCE OF FUNDING:

The Landscape Maintenance District Program is funded through dedicated ad valorem funds. The Landscape Lighting Act District Program is funded through dedicated special assessment funds.

ATTACHMENTS:

None.



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: MAY 16, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: TALYN MIRZAKHANIAN, SENIOR PLANNER
KRYSTIN RICE, ASSOCIATE PLANNER

SUBJECT: INTRODUCTION OF ORDINANCE NO. 2016-333 AND ADOPTION OF RESOLUTION NO. 2016-1507, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, APPROVING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING FILE NO. 14000011, 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 66,516 SQUARE-FOOT, FOUR-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 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.

MEETING DATE: MAY 25, 2016

SUMMARY RECOMMENDATION:

That the City Council introduce Ordinance No. 2016-333 and adopt City Council Resolution No. 2016-1507, certifying the Final Environmental Impact Report and approving all requested entitlement permits as described above, for File No. 140000011, associated with the proposed project located at 4790 Las Virgenes Road (APNs: 2069-078-009 and 2069-078-011), consistent with the recommendation of the Planning Commission as presented in Planning Commission Resolution No. 2016-610.

BACKGROUND:

The subject project was first heard at a public hearing of the City Council on April 13, 2016. On that date, the City Council voted to continue the item to the meeting of May 25, 2016.

At the April 13th meeting, the Council asked staff to prepare responses to a series of questions. Staff is prepared to respond to all questions posed by the Council and will do so at the hearing on May 25th. Additionally, and per the request of the Council, the Traffic and Transportation Commission meeting minutes are included as Attachment A to this report.

Since the April 13th meeting, the applicant has enhanced the landscape plan to strengthen its contribution to the “village” vision described for this intersection in the General Plan’s Community Design Element. As shown in Attachment B, the enhancements include: (1) installation of decorative pavers to delineate and strengthen the four pedestrian crosswalks at the intersection of Agoura Road and Las Virgenes Road; (2) a second foot path directly linking the Las Virgenes Road/Agoura Road intersection to the hotel; (3) a corner water feature at street level; (4) an enlarged corner landscape area with an expanded plant palette to include decorative grapevines. The proposed enhancements are intended to create a welcoming pedestrian level presence at street level along Las Virgenes Road and build a stronger connection with existing uses along Agoura Road.

REQUESTED ACTION:

That the City Council introduce Ordinance No. 2016-333 and adopt City Council Resolution No. 2016-1507, certifying the Final Environmental Impact Report 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) and inclusive of: (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 66,516 square-foot, four-story hotel occupying approximately 2.91 acres (3.8% of the site); and (3) preservation of approximately 61 acres (79.3% of the site) as permanent open space.

ATTACHMENTS:

Attachment A: Traffic and Transportation Commission Minutes from February 24, 2015 and May 26, 2015

Attachment B: Enhanced Hotel Landscape Concept Plan

Attachment C: Ordinance No. 2016-333

Attachment D: Resolution No. 2016-1507

**MINUTES OF A SPECIAL MEETING OF THE
TRAFFIC AND TRANSPORTATION COMMISSION OF THE CITY OF CALABASAS, CALIFORNIA
HELD TUESDAY, FEBRUARY 24, 2015**

Chair Newfield called the meeting to order at 7:05 p.m. in the City Council Chambers of City Hall, 100 Civic Center Way, Calabasas, California.

ROLL CALL

Present: Chair Newfield, Commissioner Valk, Commissioner Canfield, Commissioner Buehring, Commissioner Williams.

Absent: Student Member Hadipour, Alternate Student Member Shakiban.

Staff: Seferian, Goktapeh, Ford, Director Yalda.

The Pledge of Allegiance was led by Commissioner Buehring.

APPROVAL OF AGENDA

Commissioner Buehring moved to approve the February 24, 2015 agenda. Seconded by Commissioner Valk. MOTION CARRIED 5/0.

APPROVAL OF MINUTES

Commissioner Buehring moved to approve the December 3, 2014 minutes, seconded by Commissioner Williams. MOTION CARRIED 5/0. Chair Newfield moved to approve the June 24, 2014 and September 23, 2014 minutes, seconded by Commissioner Canfield. MOTION CARRIED 3/2 ABSTAINED.

CALIFORNIA HIGHWAY PATROL REPORT

Officer Tang presented the report.

SHERIFF'S DEPARTMENT REPORT

Detective Dave Huelsen presented the report.

SCHOOL & TRAFFIC COORDINATOR REPORTS

Detective Dave Huelsen presented the Report.

PUBLIC COMMENT

Two people presented public comment.

AGENDA ITEMS:

1. Transit Fleet Condition Study Update.

Assistant Transportation Planner, Goktapeh, presented the report.

2. Canyon Oaks Traffic Study Review.

There were 2 public speakers. Senior Civil Engineer Seferian presented the report.

Commissioner Valk expressed that he would like to see corrected version of staff report and Senior Civil Engineer, Seferian, stated it would be added to the next Division Report. Director Yalda stated that staff would reword the report in regards to peak hour gridlock, prior to presenting the study to Planning Commission for approval. **Commissioner Buehring motioned, seconded by Commissioner Valk, to approve the Canyon Oaks Traffic Study with amplifications that have been offered by staff. MOTION CARRIED 4/1 ABSTAINED.**

3. Roundabout Safety/Efficiency and Las Virgenes Road/Thousand Oaks Blvd. Intersection Improvements Workshop.

There was 1 public speaker. Senior Civil Engineer Seferian presented the report. Director Yalda announced the public workshop on March 24, 2015. All of Commission agreed to attend.

4. Old Town Park and Ride Project Overview.

Assistant Transportation Planner, Goktapeh, presented the report. Commissioner Valk requested clarification of the bike storage locker use. Commissioner Valk also suggested there should be van pool loading and unloading designated areas, pedestrian walkway striping, reconsideration of compact spaces and use of landscaping to shade the facility. Director Yalda announced the upcoming Environmental Division Solar Workshop.

DIVISION REPORT

Senior Civil Engineer, Seferian, presented the report.

FUTURE AGENDA ITEMS

The Role and Responsibility of a City Commissioner. Commissioner Buehring requested information on scope of work for Secural. Commissioner Buehring also requested that if there is an assignment to our contractors, on Measure R projects, to work with the contracted public outreach firm, the information should be presented to the Traffic Commission.

ADJOURN

Commissioner Buehring moved to adjourn, seconded by Commissioner Valk. MOTION CARRIED 5/0.

The Traffic and Transportation Commission adjourned at 10:05 p.m.

**MINUTES OF A SPECIAL MEETING OF THE
TRAFFIC AND TRANSPORTATION COMMISSION OF THE CITY OF CALABASAS, CALIFORNIA
HELD TUESDAY, MAY 26, 2015**

Chair Newfield called the meeting to order at 7:03 p.m. in the City Council Chambers of City Hall, 100 Civic Center Way, Calabasas, California.

ROLL CALL

Present: Chair Newfield, Commissioner Valk, Commissioner Canfield, Commissioner Buehring, Commissioner Williams, Alternate Student Member Shakiban and Student Member Hadipour.

Staff: Seferian, Goktapeh, Ford, Alcantar, Deputy Director Chan, Director Yalda.

Austin Shakiban introduced as new Student Commissioner. Tara Hadipour was recognized for her participation and made departing comments.

The Pledge of Allegiance was led by Student Member Shakiban.

APPROVAL OF AGENDA

Commissioner Williams requested adding the update for Lost Hills Interchange Improvement Project to the agenda. Commissioner Buehring requested a follow up to the March 2015 Commission meeting regarding the item covering Liberty Bell traffic study. Director Yalda stated that these requests must be added as Future Agenda items. Commissioner Valk suggested a report on the requested items without including discussion. Commissioner Buehring asked for a commitment from staff to include the items on the next agenda. He also requested the Secural contract and scope of work as requested from the previous meeting. Commissioner Buehring informed staff of the request by City Council for a report from each Commission on how the Commission can be more effective. He also stated that City Council redrafted Commission guidelines which should be discussed and acknowledged at the next meeting and also requested that the Lost Hills Interchange Improvement Project be added to the agenda as discussed in previous meetings. Director Yalda reminded that there is a Facebook page for the Lost Hills project, which will provide updates during construction and that only major changes to the project would be added as an agenda item. Chair Newfield suggested keeping the project updates on the Division Report under Measure R and consider a different delivery method, if necessary, in the future. Chair Newfield stated that the Future Agenda Items will follow the Approval of the Agenda. Commissioner Williams requested that each project be itemized under Measure R Update in the Division Report. Commissioner Canfield agreed that the Commission needs to address the City Council request on how the Commission can be more effective.

Commissioner Valk moved to approve the May 26, 2015 agenda. Seconded by Commissioner Canfield. MOTION CARRIED 5/0.

APPROVAL OF MINUTES

Chair Newfield moved to approve the February 24, 2015 minutes. Sseconded by Commissioner Williams. MOTION CARRIED 5/0.

CALIFORNIA HIGHWAY PATROL REPORT

Officer Tang presented the report.

DIVISION REPORT – CANYON OAKS TRAFFIC STUDY MODIFIED STAFF REPORT

Senior Civil Engineer Seferian presented the report.

Commissioner Valk moved that Commission approve the Traffic Impact Study and forward to the Planning Commission with staff amendments as presented by staff. Seconded by Commissioner Williams. MOTION CARRIED 4/1 ABSTAINED

Director Yalda announced Senior Civil Engineer Seferian leaving City staff and returning as a Consultant.

SHERIFF'S DEPARTMENT REPORT

Detective Dave Huelsen presented the report.

SCHOOL & TRAFFIC COORDINATOR REPORTS

Detective Dave Huelsen presented the report. Commissioner Beuhring determines from the School District Meeting minutes, that the School District would like to be notified should the traffic issues at Chaparral be place on a future agenda.

PUBLIC COMMENT

There was one resident with public comment.

AGENDA ITEMS:

1. Park Sorrento/Civic Center Way Parking Modifications.

Assistant Engineer Alcantar, presented the report.

2. Roundabout Safety/Efficiency and Las Virgenes Road/Thousand Oaks Blvd. Intersection Improvements Workshop.

There was a video presentation. Assistant Engineer Alcantar, presented the report. All five Commissioners voiced their favor of the Roundabout at Las Virgenes Road and Thousand Oaks Blvd.

3. Citywide Traffic Signal and Safety Device Inventory.

Deputy Director Chan presented the report.

4. Summer Transit Changes and Updates.

Assistant Transportation Planner Goktapeh, presented the report.

DIVISION REPORT

Deputy Director Chan, presented the report. Director Yalda announced the Groundbreaking Ceremony for the Mulholland Hwy. Scenic Corridor Project and invited Commission. Commissioner Beurhring mentioned that a request for sign replacement by his HOA has not been fulfilled and the HOA may be bringing the issue to Council. Director Yalda stated that the sign would be replaced.

ADJOURN

Commissioner Valk moved to adjourn, seconded by Commissioner Canfield. MOTION CARRIED 5/0.

The Traffic and Transportation Commission adjourned at 9:35 p.m.



Overall Site Plan

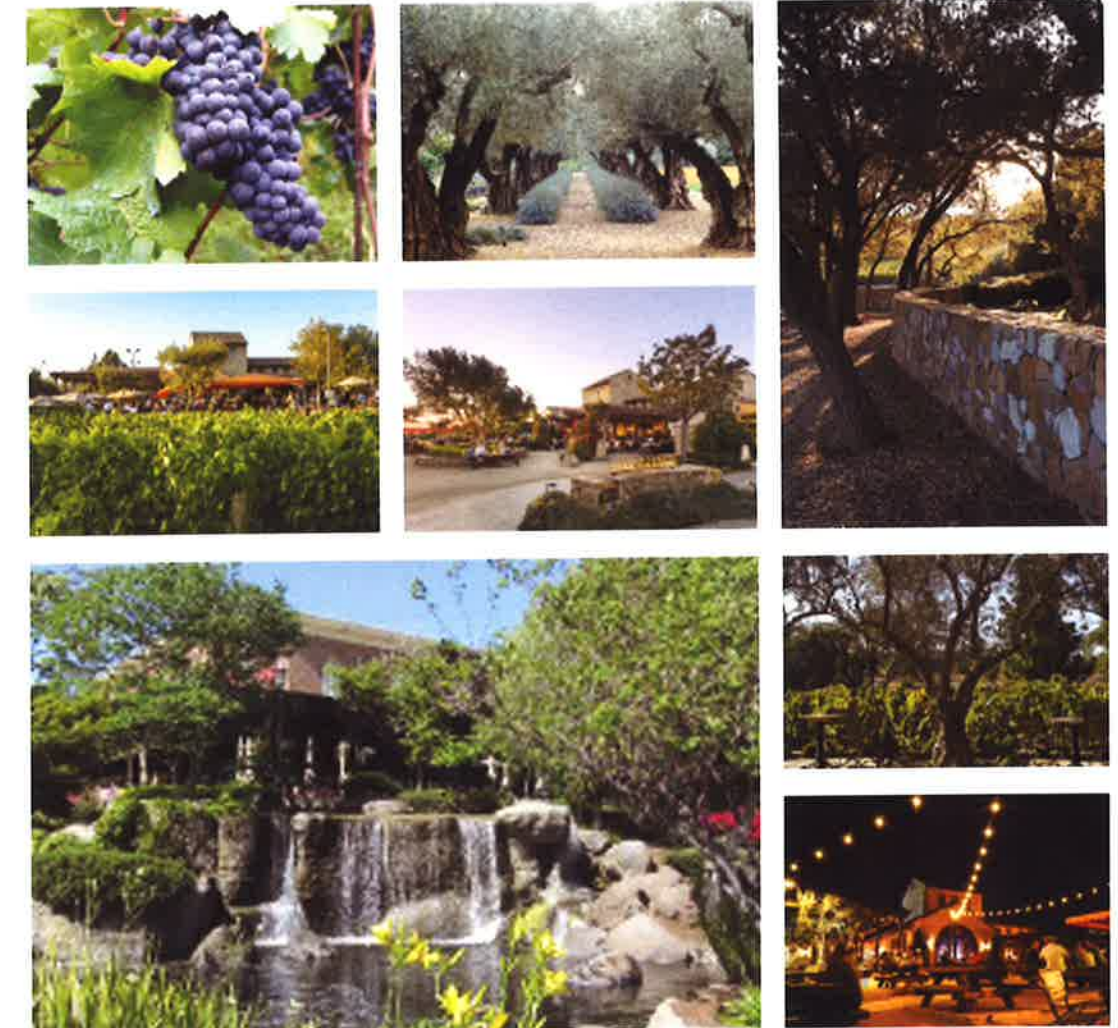
Legend

Connectivity

- (A1) Pond Feature
- (A2) Stone Bridge
- (A3) Vineyard
- (A4) Heritage Trees
- (A5) Enhanced Crosswalk
- (A6) Access Stair
- (A7) Access Ramp
- (A8) Gated Residential Entry

Hotel Amenities

- (B1) Hotel Signage
- (B2) Water Cascade
- (B3) Enhanced Paving
- (B4) Enhanced Walkway Connections
- (B5) Vineyard
- (B6) Olive Grove
- (B7) Oak Woodland
- (B8) Sycamore Grove
- (B9) Pool
- (B10) Spa
- (B11) Bocce Ball
- (B12) Bar
- (B13) Fireplace
- (B14) Parking
- (B15) Garden Seating



Design Imagery



Hotel Entry Enlargement



Pool Enlargement



- Legend**
Hotel Entry
 (A1) Pond Feature
 (A2) Stone Bridge
 (A3) Vineyard
 (A4) Heritage Trees
 (A5) Enhanced Crosswalk
 (A6) Access Stair
 (A7) Access Ramp



- Legend**
Hotel Amenities
 (B1) Pool
 (B2) Spa
 (B3) Bocce Ball
 (B4) Bar
 (B5) Fireplace
 (B6) Parking
 (B7) Garden Seating

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 66,516 SQUARE-FOOT, FOUR-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 and May 25, 2016 before making a final decision on May 25, 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.

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 ____ day of May, 2016.

James R. Bozajian, Mayor

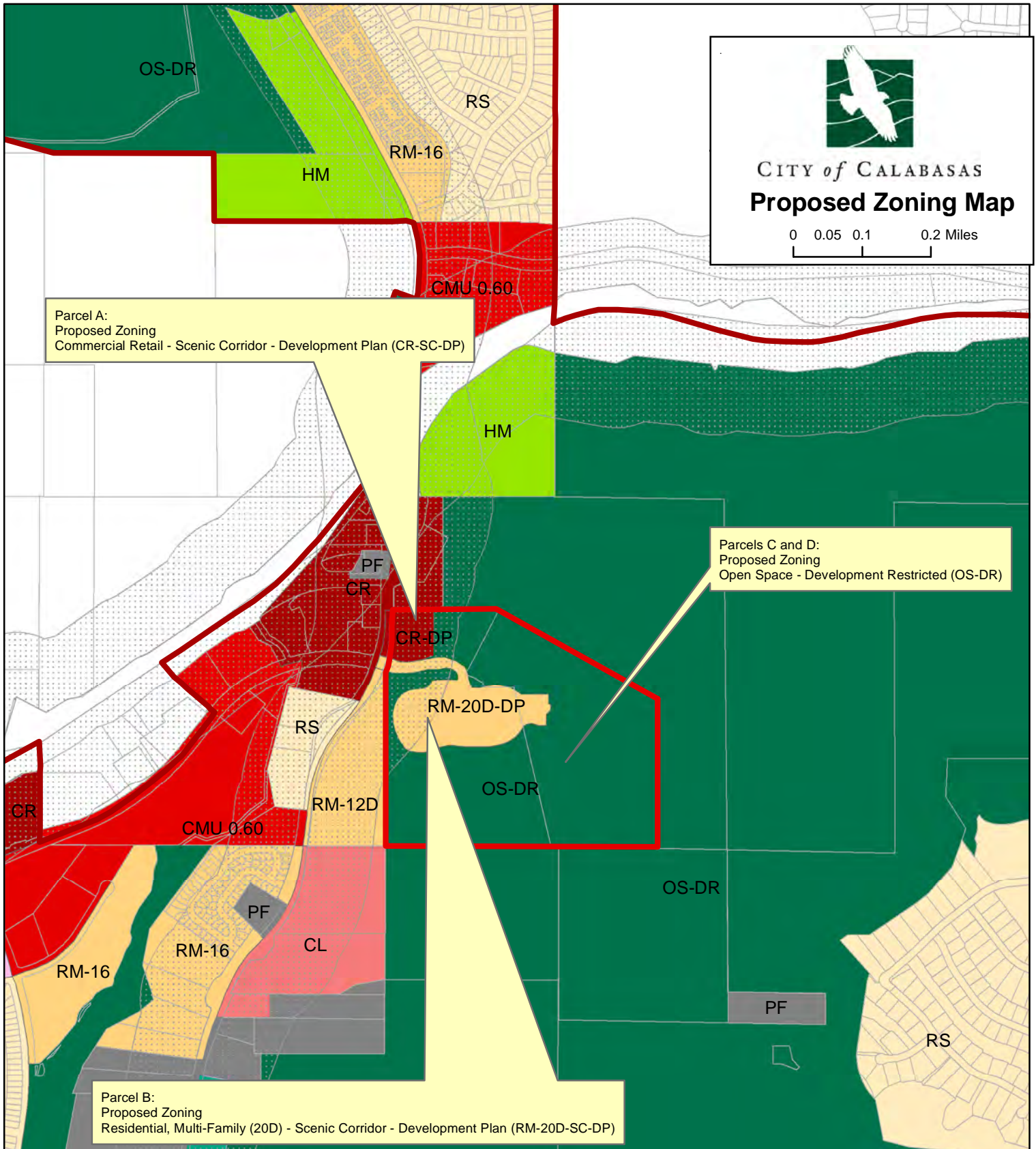
ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard, City Attorney

Attachment 1: Proposed Zoning Map



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 Comemrical, 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.



*This map does not include all Pre-zoned areas
 Map printed on March 7, 2016.

RESOLUTION NO. 2016-1507

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS 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 66,516 SQUARE-FOOT, FOUR-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 hearing held on April 13, 2016 and May 25, 2016 before 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. 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.
7. 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.

8. Notice of the City Council public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
9. Notice of the City Council public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
10. Following the public hearing on April 13, 2016, the City Council continued the item to May 25, 2016.
11. 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).
12. 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.
13. 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; and (3) 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 provided in the General Plan Consistency Table (within the Final EIR and hereby incorporated by reference), the proposed amendment of the General Plan land use map designation from Planned Development, Residential Multi-Family (20), and Open Space – Resource Protection to Business-Retail (B-R), Residential Multi-Family (20), and Open Space – Resource Protection (as shown in Attachment 2) 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. 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 120-room 4-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 473 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 473 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, 120-room 4-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 473 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, 120-room 4-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, 120-room 4-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, 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.
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 on the approval date. 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.
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 - 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} Bulk 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 120 rooms is \$453,557. 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.

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. 140000011:

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 25th day of May, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard, City Attorney

ATTACHMENTS:

Attachment 1- Mitigation Monitoring and Reporting Program

Attachment 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.			



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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>	<p>note on all grading and building permits.</p>	<p>continuously during grading and construction.</p>	<p>construction.</p>				
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>	<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</p>	<p>Survey prior to issuance of grading permits; field verification as necessary throughout grading and construction.</p>	<p>Once for survey; field verification as needed periodically during construction.</p>	<p>City of Calabasas Community Development Department.</p>			



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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>			



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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>						



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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>			



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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>		<p>Department.</p>			
<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>	<p>City of Calabasas Community Development Department.</p>			



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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>			



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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>			



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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>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>							



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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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.			



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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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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			



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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>			



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>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

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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 State 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>			



Canyon Oaks Project EIR
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 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			



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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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<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>			



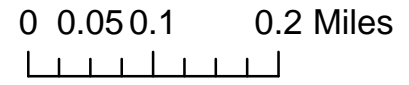
Canyon Oaks Project EIR
Mitigation Monitoring and Reporting Program

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					Initial	Date	Comments
<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. 	<p>Review and approve a Construction Management Plan to be prepared by the project applicant.</p>	<p>Prior to issuance of grading permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department.</p>			





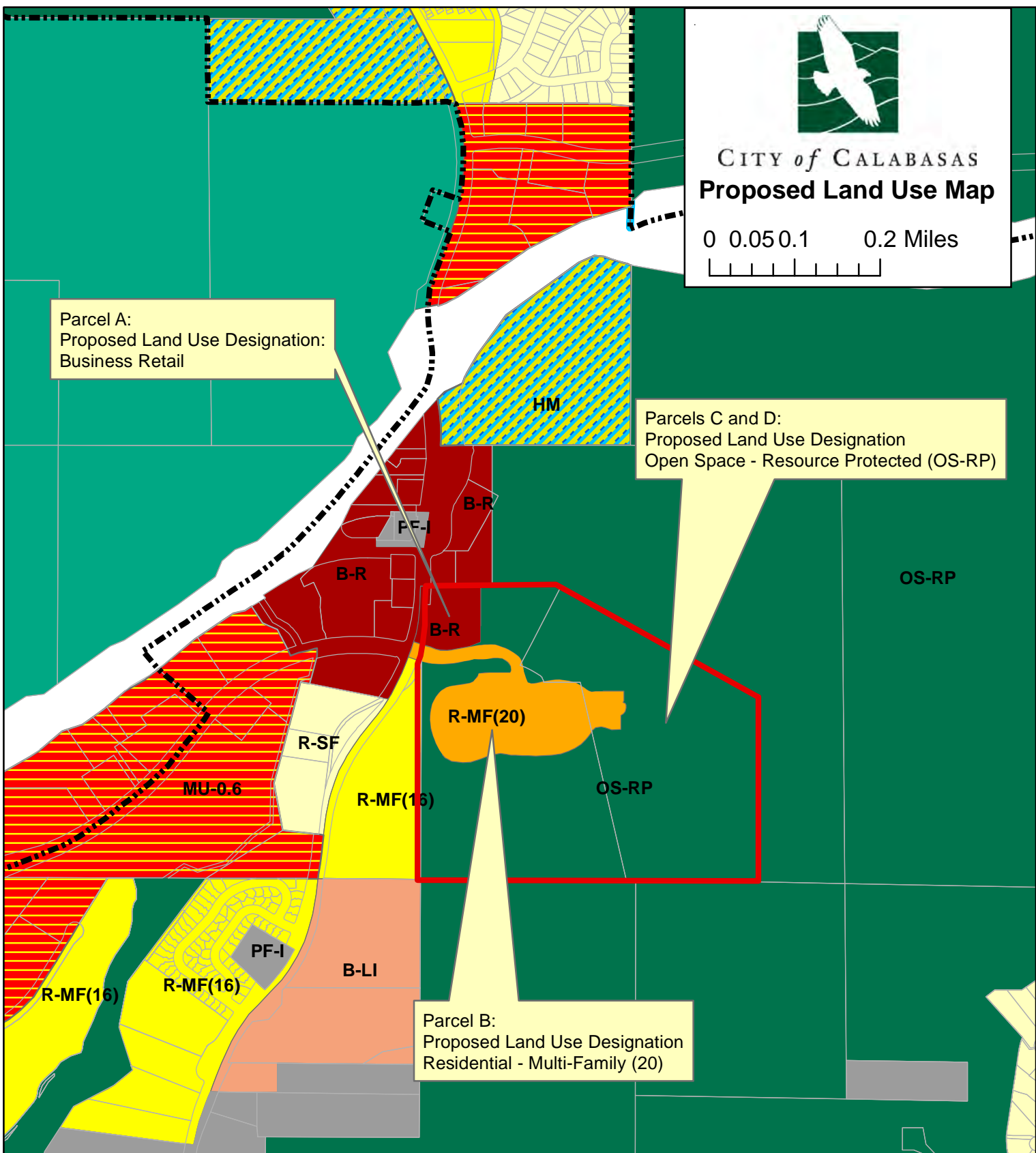
CITY of CALABASAS
Proposed Land Use Map



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	R-MH Residential- Mobile Home	MU 1.0 Mixed Use 1.0	RR Rural Residential
Plan Area Boundary	B-OT Business- Old Town	MU 0.95 Mixed Use 0.95	RC Rural Community
R-SF Residential- Single Family	B-PO Business- Professional Office	MU 0.60 Mixed Use 0.60	HM 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	





Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 04/15/2016 to 05/11/2016

Date: 5/16/2016
 Time: 5:32:54PM
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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
<u>Administrative Services</u>					
94809	4/15/2016	US BANK	VISA- PRJ CHARGE	400.00	Administrative Services
94923	4/27/2016	LYSIK/GARY J//	CERTIFICATE CANDIDACY FEE	175.00	Administrative Services
94971	5/4/2016	HERNANDEZ/MARICELA//	REIMB MILEAGE - APR 16	53.68	Administrative Services
94809	4/15/2016	US BANK	VISA- AMAZON.COM	49.95	Administrative Services
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	31.07	Administrative Services
Total Amount for 5 Line Item(s) from Administrative Services				\$709.70	
<u>Boards and Commissions</u>					
94809	4/15/2016	US BANK	VISA- ROSTI TUSCAN KITCHEN	210.37	Boards and Commissions
94809	4/15/2016	US BANK	VISA- BAJA FRESH	170.94	Boards and Commissions
94809	4/15/2016	US BANK	VISA- RALPHS	12.47	Boards and Commissions
Total Amount for 3 Line Item(s) from Boards and Commissions				\$393.78	
<u>City Attorney</u>					
94972	5/4/2016	HOPKINS & CARLEY	LEGAL SERVICES	224.00	City Attorney
Total Amount for 1 Line Item(s) from City Attorney				\$224.00	
<u>City Council</u>					
94809	4/15/2016	US BANK	VISA- ONLINE EVENT CCCA	1,150.00	City Council
94996	5/4/2016	SHAPIRO/DAVID//	REIMB TRAVEL-2016 LEAGUE OF CA	582.20	City Council
94822	4/20/2016	CHAPARRAL PFC	HYDRATION STATION DONATION	300.00	City Council
94809	4/15/2016	US BANK	VISA- LA PAZ RESTAURANT	253.00	City Council
95022	5/11/2016	CALABASAS HIGH SCHOOL	MUSIC BOOSTER DONATION	250.00	City Council
94809	4/15/2016	US BANK	VISA- CHABAD OF CALABASAS	200.00	City Council
94809	4/15/2016	US BANK	VISA- ROSTI TUSCAN KITCHEN	199.59	City Council
94948	4/27/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	192.74	City Council
94809	4/15/2016	US BANK	VISA- CALABASAS SELF STORAGE	184.00	City Council
94818	4/20/2016	CALABASAS- LAS VIRGENES	MEMBERSHIP DUES- D. SHAPIRO	125.00	City Council
94809	4/15/2016	US BANK	VISA- THE FOUNDATION	125.00	City Council
94948	4/27/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	17.06	City Council





Check Register Report

Bank: BANK OF AMERICA - OPERATING
 Reporting Period: 04/15/2016 to 05/11/2016

Date: 5/16/2016
 Time: 5:33:39PM
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Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Total Amount for 12 Line Item(s) from City Council				\$3,578.59	
City Management					
94809	4/15/2016	US BANK	VISA- AMERICA IN BLOOM	999.00	City Management
94809	4/15/2016	US BANK	VISA- THE FOUNDATION	125.00	City Management
Total Amount for 2 Line Item(s) from City Management				\$1,124.00	
Civic Center O&M					
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	4,836.58	Civic Center O&M
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	4,464.52	Civic Center O&M
95038	5/11/2016	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	2,690.50	Civic Center O&M
95038	5/11/2016	HAYNES BUILDING SERVICES, LLC	JANITORIAL SERVICES	1,768.41	Civic Center O&M
94882	4/20/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	1,055.05	Civic Center O&M
94882	4/20/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	973.97	Civic Center O&M
94882	4/20/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	745.77	Civic Center O&M
94882	4/20/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	724.95	Civic Center O&M
94890	4/27/2016	AMTECH ELEVATOR SERVICES	ELEVATOR SERVICES	662.29	Civic Center O&M
95031	5/11/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- APR 16	500.00	Civic Center O&M
94911	4/27/2016	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	494.52	Civic Center O&M
94911	4/27/2016	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	494.52	Civic Center O&M
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	486.95	Civic Center O&M
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	486.95	Civic Center O&M
94869	4/20/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	474.25	Civic Center O&M
94959	5/4/2016	CLIMATEC BUILDING	HVAC SERVICES	450.00	Civic Center O&M
94959	5/4/2016	CLIMATEC BUILDING	HVAC SERVICES	450.00	Civic Center O&M
94869	4/20/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	437.78	Civic Center O&M
94914	4/27/2016	INNER-I ...SECURITY IN FOCUS	CAMERA TESTING	400.00	Civic Center O&M
94901	4/27/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	370.00	Civic Center O&M
94901	4/27/2016	CIRCULATING AIR, INC.	HVAC MAINTENANCE	370.00	Civic Center O&M
94981	5/4/2016	LEDDY POWER SYSTEMS, INC.	GENERATOR REPAIRS	365.00	Civic Center O&M
95031	5/11/2016	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- APR 16	250.00	Civic Center O&M
94995	5/4/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	215.37	Civic Center O&M
94995	5/4/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- CIVIC CTR	215.37	Civic Center O&M
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3.75	Civic Center O&M
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3.75	Civic Center O&M



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94882	4/20/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	-348.35	Civic Center O&M
Total Amount for 28 Line Item(s) from Civic Center O&M				\$24,041.90	

Community Development

94849	4/20/2016	M6 CONSULTING, INC.	ENGINEERING SERVICES	49,036.77	Community Development
95048	5/11/2016	M6 CONSULTING, INC.	PLAN CHECK SERVICES	28,429.19	Community Development
95048	5/11/2016	M6 CONSULTING, INC.	INSPECTION SERVICES	19,117.50	Community Development
95071	5/11/2016	VALLEY CREST TREE COMPANY	LANDSCAPE MAINTENANCE	6,330.00	Community Development
94985	5/4/2016	M6 CONSULTING, INC.	ENGINEERING SERVICES	6,175.00	Community Development
94817	4/20/2016	CALABASAS CREST LTD	R.A.P.- MAY 2016	5,922.00	Community Development
95048	5/11/2016	M6 CONSULTING, INC.	PERMIT SERVICES	5,805.00	Community Development
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	4,336.00	Community Development
94994	5/4/2016	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	2,160.64	Community Development
94994	5/4/2016	RINCON CONSULTANTS INC	ENVIRONMENTAL CONSULTING	1,757.54	Community Development
94907	4/27/2016	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	1,302.40	Community Development
94880	4/20/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	549.38	Community Development
94810	4/20/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Community Development
94905	4/27/2016	CR PRINT	COUNTER INQUIRY FORMS	269.78	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	203.29	Community Development
94832	4/20/2016	FLEYSHPMAN/ALBERT//	R.A.P.- MAY 2016	201.00	Community Development
94850	4/20/2016	MEDVETSKY/LINA//	R.A.P.- MAY 2016	201.00	Community Development
94834	4/20/2016	HENDERSON/LYN//	R.A.P.- MAY 2016	201.00	Community Development
94864	4/20/2016	SHAHIR/RAHIM//	R.A.P.- MAY 2016	201.00	Community Development
94885	4/20/2016	YAZDINIAN/SUSAN//	R.A.P.- MAY 2016	201.00	Community Development
94853	4/20/2016	MILES/AUDREY//	R.A.P.- MAY 2016	201.00	Community Development
94948	4/27/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	196.93	Community Development
94809	4/15/2016	US BANK	VISA- BEST BUY	160.09	Community Development
95032	5/11/2016	ENVIRONMENTAL SCIENCE	ENVIRONMENTAL CONSULTING	155.00	Community Development
95032	5/11/2016	ENVIRONMENTAL SCIENCE	ENVIRONMENTAL CONSULTING	155.00	Community Development
95076	5/11/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	117.11	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	78.04	Community Development
94809	4/15/2016	US BANK	VISA- PLANTAG	77.40	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	67.31	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	67.04	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	58.59	Community Development
94963	5/4/2016	CYBERCOPY	COPY/PRINTING SERVICE	53.68	Community Development



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95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	48.01	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	47.69	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	45.29	Community Development
94943	4/27/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	45.00	Community Development
95072	5/11/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	45.00	Community Development
94963	5/4/2016	CYBERCOPY	COPY/PRINTING SERVICE	43.33	Community Development
95045	5/11/2016	L.A. CO. ASSESSOR	MAPS AND POSTAGE	41.41	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.88	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.88	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.88	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.88	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.88	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	37.61	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	36.79	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	36.52	Community Development
94963	5/4/2016	CYBERCOPY	COPY/PRINTING SERVICE	35.86	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
94906	4/27/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
95028	5/11/2016	CYBERCOPY	COPY/PRINTING SERVICE	34.34	Community Development
94809	4/15/2016	US BANK	VISA- AMAZON.COM	23.94	Community Development
Total Amount for 54 Line Item(s) from Community Development				\$134,907.44	

Community Services

94983	5/4/2016	LOS ANGELES CLIPPERS	BASKETBALL UNIFORMS- SUMMER	10,704.00	Community Services
94910	4/27/2016	DODGERS TICKETS LLC	TICKETS- 9/6/16	10,300.00	Community Services
94934	4/27/2016	SECURAL SECURITY CORP	SECURITY- ARTS FEST	8,220.01	Community Services
95005	5/4/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	3,130.18	Community Services
94914	4/27/2016	INNER-I ...SECURITY IN FOCUS	CAMERA UPGRADE	2,100.00	Community Services
95055	5/11/2016	NICHOLSON/TRISSA//	RECREATION INSTRUCTOR	1,386.70	Community Services
94867	4/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,243.31	Community Services
94871	4/20/2016	SWAN-MCDONALD/DEBORAH//	RECREATION INSTRUCTOR	1,076.42	Community Services
95029	5/11/2016	DNA ELECTRIC	ELECTRICAL REPAIRS	988.00	Community Services
94966	5/4/2016	DIAL M PRODUCTIONS	ENTERTAINMENT- TAC EVENT	950.00	Community Services
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	910.20	Community Services



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95011	5/11/2016	A RENTAL CONNECTION	EQUIPMENT RENTAL - EGG HUNT	899.64	Community Services
94921	4/27/2016	LAS VIRGENES UNIFIED SCHOOL	FACILITY RENTAL	855.00	Community Services
95013	5/11/2016	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- ARTS FEST	820.00	Community Services
94952	5/4/2016	AGOURA HILLS,CALABASAS COM CTR	FACILITY RENTAL- B-BALL	792.00	Community Services
94934	4/27/2016	SECURAL SECURITY CORP	SUPPLIES- 2-WAY RADIOS	779.00	Community Services
94809	4/15/2016	US BANK	VISA- SMART & FINAL	724.14	Community Services
94809	4/15/2016	US BANK	VISA- CALABASAS SELF STORAGE	658.00	Community Services
94931	4/27/2016	RANGEL/CHARLES//	ENTERTAINMENT- ARTS FEST	650.00	Community Services
94809	4/15/2016	US BANK	VISA- DICK'S SPORTING GOODS	645.09	Community Services
95002	5/4/2016	VALLEY NEWS GROUP	ARTS FESTIVAL ADVERTISING	595.00	Community Services
94809	4/15/2016	US BANK	VISA- TARGET	550.41	Community Services
95008	5/4/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	546.74	Community Services
94809	4/15/2016	US BANK	VISA- BARCO PRODUCTS	495.04	Community Services
94882	4/20/2016	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	488.36	Community Services
94925	4/27/2016	ORGANIC STRING QUARTET	ENTERTAINMENT- ARTS FEST	487.50	Community Services
94854	4/20/2016	MORICK/LAUREEN//	REIMB TRAVEL EXP-ART FEST	428.36	Community Services
94995	5/4/2016	SECURAL SECURITY CORP	PATROL CAR SERVICES- GATES/GRP	425.68	Community Services
95059	5/11/2016	SAHIBZADA/FARHANA//	RECREATION INSTRUCTOR	392.00	Community Services
94809	4/15/2016	US BANK	VISA- MARCO PROMOTIONAL	385.90	Community Services
94904	4/27/2016	COPENHAGUEN/AARON//	ENTERTAINMENT- ARTS FEST	350.00	Community Services
94936	4/27/2016	SILVER TREE INTERNATIONAL	ENTERTAINMENT- ARTS FEST	350.00	Community Services
94809	4/15/2016	US BANK	VISA- SB ORCHID SHOW	324.00	Community Services
94809	4/15/2016	US BANK	VISA- THE BAKER	305.60	Community Services
95003	5/4/2016	VALLEY SCENE	ARTS FESTIVAL ADVERTISING	300.00	Community Services
94892	4/27/2016	AT&T	TELEPHONE SERVICE	256.56	Community Services
94809	4/15/2016	US BANK	VISA- THE BROAD	250.00	Community Services
95063	5/11/2016	SHOEMAKER/BONNIE//	RECREATION INSTRUCTOR	245.00	Community Services
94809	4/15/2016	US BANK	VISA- HOME DEPOT	214.13	Community Services
95065	5/11/2016	SWING/JAMES//	RECREATION INSTRUCTOR	189.00	Community Services
94809	4/15/2016	US BANK	VISA- DIY	178.50	Community Services
94956	5/4/2016	CALIFORNIA PARK & RECREATION	MEMBERSHIP RENEWAL- M. HALL	170.00	Community Services
94809	4/15/2016	US BANK	VISA- 7 ELEVEN	169.79	Community Services
94809	4/15/2016	US BANK	VISA- VISTA PAINT CORP	162.74	Community Services
94809	4/15/2016	US BANK	VISA- ORIENTAL TRADING CO	162.40	Community Services
95040	5/11/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	160.71	Community Services
94843	4/20/2016	KORNFIELD, MD/JEROME//	RECREATION INSTRUCTOR	157.50	Community Services
95006	5/4/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	153.07	Community Services



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94809	4/15/2016	US BANK	VISA- REFRESH SCREENS	150.00	Community Services
94809	4/15/2016	US BANK	VISA- VIKTOR BENES	143.55	Community Services
94914	4/27/2016	INNER-I ...SECURITY IN FOCUS	JAN-MAR 2016 MONITORING- DEANZ	135.00	Community Services
94809	4/15/2016	US BANK	VISA- PEACH JAR	125.00	Community Services
95064	5/11/2016	SO CA MUNI ATHLETIC FEDERATION	CLASS INSURANCE	119.00	Community Services
94809	4/15/2016	US BANK	VISA- RALPHS	118.96	Community Services
94874	4/20/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	100.00	Community Services
94912	4/27/2016	GESAS/HELAIN W.//	RECREATION INSTRUCTOR	98.00	Community Services
95069	5/11/2016	UNITED SITE SERVICES OF CA INC	PORTABLE TOILET RENTAL	95.52	Community Services
94809	4/15/2016	US BANK	VISA- ORIENTAL TRADING CO	90.87	Community Services
94809	4/15/2016	US BANK	VISA- VAN NUYS PLYWOOD	89.36	Community Services
94991	5/4/2016	PORT-A-STOR INC.	STORAGE - LUPIN HILL	85.00	Community Services
94991	5/4/2016	PORT-A-STOR INC.	STORAGE - LUPIN HILL	85.00	Community Services
94991	5/4/2016	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
94991	5/4/2016	PORT-A-STOR INC.	STORAGE - A E WRIGHT	85.00	Community Services
95006	5/4/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	84.69	Community Services
94809	4/15/2016	US BANK	VISA- PARTY CITY	80.91	Community Services
94809	4/15/2016	US BANK	VISA- PARTY CITY	74.60	Community Services
94892	4/27/2016	AT&T	TELEPHONE SERVICE	71.19	Community Services
94809	4/15/2016	US BANK	VISA- BSN SPORTS	67.31	Community Services
94828	4/20/2016	DEPARTMENT OF JUSTICE	STAFF FINGERPRINTING APPS	64.00	Community Services
94874	4/20/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	55.00	Community Services
94995	5/4/2016	SECURAL SECURITY CORP	ALARM RESPONSE- CRKSIDE	54.60	Community Services
94809	4/15/2016	US BANK	VISA- ALBERTSONS	53.98	Community Services
94884	4/20/2016	WITRACK/DEANNA//	RECREATION INSTRUCTOR	52.50	Community Services
94869	4/20/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	51.80	Community Services
94809	4/15/2016	US BANK	VISA- SHELL OIL	51.34	Community Services
94948	4/27/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	51.16	Community Services
94809	4/15/2016	US BANK	VISA- RALPHS	48.06	Community Services
94937	4/27/2016	SIMMONS/NEILL//	RECREATION INSTRUCTOR	48.00	Community Services
94809	4/15/2016	US BANK	VISA- MICHAELS STORE	45.60	Community Services
94892	4/27/2016	AT&T	TELEPHONE SERVICE	42.95	Community Services
94809	4/15/2016	US BANK	VISA- TRADER JOE'S	42.92	Community Services
94809	4/15/2016	US BANK	VISA- FANATICS	41.87	Community Services
94809	4/15/2016	US BANK	VISA- MALIBU LAUNDRY	36.25	Community Services
94809	4/15/2016	US BANK	VISA- WESTERN BAGEL	33.40	Community Services
94809	4/15/2016	US BANK	VISA- TRADER JOE'S	32.59	Community Services



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94809	4/15/2016	US BANK	VISA- CANOGA ELECTRIC	31.66	Community Services
94809	4/15/2016	US BANK	VISA- CEDAR VALLEY PLUMBING	27.45	Community Services
94809	4/15/2016	US BANK	VISA- CORNER BAKERY	27.12	Community Services
94809	4/15/2016	US BANK	VISA- GELSON'S MARKET	23.86	Community Services
94914	4/27/2016	INNER-I ...SECURITY IN FOCUS	JAN-MAR 2016 MONITORING- CRKSD	22.50	Community Services
95068	5/11/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	22.50	Community Services
94835	4/20/2016	HORSE SHOW RIBBONS	ARTS FEST RIBBONS	21.30	Community Services
94809	4/15/2016	US BANK	VISA- FRANKLINS HARDWARE	8.71	Community Services
Total Amount for 93 Line Item(s) from Community Services				\$59,700.76	

Finance

94951	5/4/2016	ADP, INC	PAYROLL PROCESSING	3,247.08	Finance
95039	5/11/2016	HDL, COREN & CONE INC.	PROPERTY TAX SERVICES	1,375.00	Finance
95006	5/4/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	889.22	Finance
94809	4/15/2016	US BANK	VISA- APPLE ONLINE	184.21	Finance
94951	5/4/2016	ADP, INC	PAYROLL PROCESSING	129.30	Finance
94833	4/20/2016	FRANCHISE TAX BOARD	TAX ASSESSMENT FEE	50.00	Finance
95076	5/11/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	23.96	Finance
Total Amount for 7 Line Item(s) from Finance				\$5,898.77	

Klubhouse Preschool

94809	4/15/2016	US BANK	VISA- SHINDIGZ DECORATIONS	598.85	Klubhouse Preschool
95040	5/11/2016	HOUSE SANITARY SUPPLY, INC.	JANITORIAL SUPPLIES	374.99	Klubhouse Preschool
94809	4/15/2016	US BANK	VISA- SMART & FINAL	246.23	Klubhouse Preschool
94809	4/15/2016	US BANK	VISA- TARGET	210.65	Klubhouse Preschool
94809	4/15/2016	US BANK	VISA- SHINDIGZ DECORATIONS	200.19	Klubhouse Preschool
95076	5/11/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	195.15	Klubhouse Preschool
94892	4/27/2016	AT&T	TELEPHONE SERVICE	166.11	Klubhouse Preschool
94809	4/15/2016	US BANK	VISA- HOME DEPOT	163.06	Klubhouse Preschool
94861	4/20/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	146.40	Klubhouse Preschool
94934	4/27/2016	SECURAL SECURITY CORP	SECURITY- FAMILY PICNIC	113.52	Klubhouse Preschool
95058	5/11/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	108.90	Klubhouse Preschool
94880	4/20/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	108.89	Klubhouse Preschool
95056	5/11/2016	READYREFRESH BY NESTLE	WATER SERVICE	103.50	Klubhouse Preschool
94933	4/27/2016	ROSATI FARMS	MILK/YOGURT DELIVERY	71.40	Klubhouse Preschool



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94914	4/27/2016	INNER-I ...SECURITY IN FOCUS	JAN-MAR 2016 MONITORING- CRKSD	52.50	Klubhouse Preschool
95068	5/11/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	52.50	Klubhouse Preschool
94809	4/15/2016	US BANK	VISA- PARTY CITY	21.69	Klubhouse Preschool
Total Amount for 17 Line Item(s) from Klubhouse Preschool				\$2,934.53	

Library

95066	5/11/2016	THOUSAND OAKS LIBRARY	MAKERBOX GRANT	698.11	Library
94859	4/20/2016	OCLC, INC.	MEMBERSHIP DUES- MAR 2016	662.10	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	463.24	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	452.67	Library
94948	4/27/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	447.17	Library
95057	5/11/2016	RECORDED BOOKS, LLC	BOOKS ON CD	375.40	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	367.98	Library
94827	4/20/2016	DEMCO, INC.	LIBRARY SUPPLIES	355.31	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	348.03	Library
94809	4/15/2016	US BANK	VISA- ORIENTAL TRADING CO	305.53	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	291.87	Library
94873	4/20/2016	TIME WARNER CABLE	CABLE MODEM- LIBRARY	290.00	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	280.89	Library
94899	4/27/2016	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	252.97	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	242.52	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	239.84	Library
95057	5/11/2016	RECORDED BOOKS, LLC	BOOKS ON CD	229.23	Library
94860	4/20/2016	RECORDED BOOKS, LLC	BOOKS ON CD	203.06	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	194.64	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	186.21	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	173.91	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	173.22	Library
94860	4/20/2016	RECORDED BOOKS, LLC	BOOKS ON CD	168.91	Library
95019	5/11/2016	AT&T	TELEPHONE SERVICE	164.47	Library
94809	4/15/2016	US BANK	VISA- AMAZON.COM	162.55	Library
95057	5/11/2016	RECORDED BOOKS, LLC	BOOKS ON CD	146.10	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	134.91	Library
94860	4/20/2016	RECORDED BOOKS, LLC	BOOKS ON CD	127.32	Library
94821	4/20/2016	CCI SOLUTIONS	LIBRARY SUPPLIES	122.54	Library
95051	5/11/2016	MIDWEST TAPE	DVD'S-LIBRARY	115.96	Library



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95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	113.91	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	103.98	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	94.96	Library
94809	4/15/2016	US BANK	VISA- COSTCO	91.99	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	88.39	Library
94948	4/27/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	84.38	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	82.95	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	82.28	Library
94809	4/15/2016	US BANK	VISA- STAPLES	81.29	Library
94860	4/20/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	80.91	Library
94809	4/15/2016	US BANK	VISA- BOLT PRINTING	78.10	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	74.44	Library
94809	4/15/2016	US BANK	VISA- ALEPHOBJECTS	66.97	Library
94860	4/20/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	65.00	Library
94809	4/15/2016	US BANK	VISA- CONTAINERS STORE	64.78	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	62.24	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	59.82	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	56.28	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	55.76	Library
94860	4/20/2016	RECORDED BOOKS, LLC	BOOKS ON CD	45.34	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	45.26	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	42.33	Library
95066	5/11/2016	THOUSAND OAKS LIBRARY	MAKERBOX GRANT	40.52	Library
94898	4/27/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- FTG80700	38.10	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	36.95	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	35.68	Library
94852	4/20/2016	MIDWEST TAPE	DVD'S-LIBRARY	31.53	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	29.87	Library
95051	5/11/2016	MIDWEST TAPE	DVD'S-LIBRARY	28.72	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	28.10	Library
94852	4/20/2016	MIDWEST TAPE	DVD'S-LIBRARY	26.81	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	22.66	Library
94809	4/15/2016	US BANK	VISA- RALPHS	22.52	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	21.56	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	21.33	Library
94896	4/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	19.57	Library
94896	4/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	18.71	Library



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94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	17.87	Library
94837	4/20/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	16.21	Library
95020	5/11/2016	BAKER & TAYLOR	BOOKS-LIBRARY	15.85	Library
94809	4/15/2016	US BANK	VISA- TARGET	15.57	Library
94815	4/20/2016	BAKER & TAYLOR	BOOKS-LIBRARY	15.24	Library
94809	4/15/2016	US BANK	VISA- RALPHS	15.00	Library
94860	4/20/2016	RECORDED BOOKS, LLC	E- AUDIO BOOKS	14.99	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	14.56	Library
94896	4/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	14.05	Library
94896	4/27/2016	BAKER & TAYLOR	BOOKS-LIBRARY	13.05	Library
95041	5/11/2016	INGRAM LIBRARY SERVICES	BOOKS-LIBRARY	12.60	Library
94809	4/15/2016	US BANK	VISA- USPS	11.31	Library
94809	4/15/2016	US BANK	VISA- RALPHS	10.82	Library
94816	4/20/2016	BASCH SUBSCRIPTIONS INC	MAGAZINE SUBSCRIPTION	1.80	Library
Total Amount for 81 Line Item(s) from Library				\$10,609.57	

LMD #22

94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	12,534.21	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	11,891.82	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	10,370.00	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	8,845.06	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,900.43	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,836.00	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	5,597.85	LMD #22
94894	4/27/2016	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	5,478.76	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,237.00	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,083.00	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,937.50	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,868.75	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,851.71	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,590.39	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,963.97	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,808.81	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,762.13	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,944.05	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,368.75	LMD #22



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94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,257.74	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,124.68	LMD #22
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,947.14	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,759.02	LMD #22
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,483.24	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,479.93	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,312.25	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,233.85	LMD #22
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,183.54	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,175.00	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,162.45	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,150.67	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,133.00	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,069.00	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	952.93	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	932.42	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	876.40	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	868.75	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	843.75	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	799.60	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	752.00	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	749.00	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	743.75	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	717.86	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	619.38	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	593.75	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	550.00	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	532.22	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	516.27	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	515.00	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	497.79	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	463.22	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	453.36	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	423.75	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	393.22	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	369.60	LMD #22
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	363.39	LMD #22



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94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	359.83	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	359.00	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	357.16	LMD #22
94858	4/20/2016	OAK CREEK HOA	LANDSCAPE MAINTENANCE	350.00	LMD #22
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	342.25	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	327.92	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	269.00	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	254.43	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	247.96	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	224.47	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	198.04	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	197.11	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	184.24	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	174.87	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	170.97	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	148.03	LMD #22
94867	4/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	136.22	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	118.63	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	111.03	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	107.81	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	102.70	LMD #22
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	92.20	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	89.53	LMD #22
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	84.81	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	82.34	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	76.53	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	76.03	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	64.36	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	61.06	LMD #22
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	50.96	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	48.27	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	44.65	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	35.80	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	34.23	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	31.46	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	26.55	LMD #22
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	15.73	LMD #22



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94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	14.88	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	13.68	LMD #22
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	6.84	LMD #22
Total Amount for 96 Line Item(s) from LMD #22				\$153,560.69	
<u>LMD #24</u>					
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	4,869.43	LMD #24
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,571.13	LMD #24
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	868.00	LMD #24
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	400.00	LMD #24
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	377.40	LMD #24
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	374.00	LMD #24
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	270.44	LMD #24
94987	5/4/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	220.00	LMD #24
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	210.47	LMD #24
95004	5/4/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	150.00	LMD #24
Total Amount for 10 Line Item(s) from LMD #24				\$9,310.87	
<u>LMD #27</u>					
94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	2,124.30	LMD #27
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,115.76	LMD #27
94877	4/20/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	600.00	LMD #27
95004	5/4/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	600.00	LMD #27
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	285.89	LMD #27
94905	4/27/2016	CR PRINT	ENVELOPES	144.97	LMD #27
94979	5/4/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	78.93	LMD #27
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	25.85	LMD #27
Total Amount for 8 Line Item(s) from LMD #27				\$4,975.70	
<u>LMD #32</u>					
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,844.73	LMD #32
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	687.68	LMD #32
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	25.59	LMD #32
95016	5/11/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	17.58	LMD #32



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94891	4/27/2016	ANDERSONPENNA PARTNERS, INC.	ANNUAL LMD REFORMATION	7.64	LMD #32
Total Amount for 5 Line Item(s) from LMD #32				\$2,583.22	

LMD 22 - Common Benefit Area

94897	4/27/2016	CALABASAS PARK HOMEOWNERS ASSO	ANNUAL SECURITY COSTS REIMB	60,000.00	LMD 22 - Common Benefit Area
95049	5/11/2016	MARINE BIOCHEMISTS OF CA INC	LAKE MAINTENANCE	11,730.00	LMD 22 - Common Benefit Area
95023	5/11/2016	CALABASAS PARK HOMEOWNERS ASSO	ANNUAL INSURANCE	10,912.00	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	9,590.07	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	5,687.89	LMD 22 - Common Benefit Area
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	4,537.83	LMD 22 - Common Benefit Area
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	3,628.19	LMD 22 - Common Benefit Area
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,512.00	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,073.86	LMD 22 - Common Benefit Area
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,783.75	LMD 22 - Common Benefit Area
94967	5/4/2016	DNA ELECTRIC	ELECTRICAL REPAIRS	2,578.65	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,474.00	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,412.97	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,866.52	LMD 22 - Common Benefit Area
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,692.65	LMD 22 - Common Benefit Area
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,682.34	LMD 22 - Common Benefit Area
94942	4/27/2016	VALLEY CREST TREE COMPANY	LANDSCAPE MAINTENANCE	1,400.00	LMD 22 - Common Benefit Area
94829	4/20/2016	DNA ELECTRIC	ELECTRICAL REPAIRS	1,373.65	LMD 22 - Common Benefit Area
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,091.78	LMD 22 - Common Benefit Area
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,054.41	LMD 22 - Common Benefit Area
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	868.75	LMD 22 - Common Benefit Area
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	824.66	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	694.01	LMD 22 - Common Benefit Area
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	479.22	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	419.84	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	343.75	LMD 22 - Common Benefit Area
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	328.00	LMD 22 - Common Benefit Area
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	282.11	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	274.41	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	243.82	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	216.09	LMD 22 - Common Benefit Area
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	184.68	LMD 22 - Common Benefit Area



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95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	118.75	LMD 22 - Common Benefit Area
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	61.61	LMD 22 - Common Benefit Area
94867	4/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	25.99	LMD 22 - Common Benefit Area
Total Amount for 35 Line Item(s) from LMD 22 - Common Benefit Area				\$138,448.25	

Media Operations

94879	4/20/2016	VERIZON WIRELESS	TELEPHONE SERVICE	10,202.91	Media Operations
94809	4/15/2016	US BANK	VISA- PINSVILLE	2,700.00	Media Operations
95019	5/11/2016	AT&T	TELEPHONE SERVICE	1,221.68	Media Operations
95030	5/11/2016	DOERSCHEL/DARREN P.//	CONSULTANT SERVICES	1,105.00	Media Operations
95000	5/4/2016	TELECOM LAW FIRM, P.C.	TELECOMM CONSULT SVCS	1,039.74	Media Operations
95062	5/11/2016	SHI INTERNATIONAL CORP	SCANNER	763.43	Media Operations
95036	5/11/2016	GRANICUS INC.	WEB ARCHIVING SERVICE	750.00	Media Operations
95052	5/11/2016	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	651.00	Media Operations
94975	5/4/2016	KEY INFORMATION SYSTEMS, INC.	T-1 LINE MONTHLY FEE	484.53	Media Operations
94915	4/27/2016	KEY INFORMATION SYSTEMS, INC.	T-1 LINE MONTHLY FEE	484.53	Media Operations
94915	4/27/2016	KEY INFORMATION SYSTEMS, INC.	T-1 LINE MONTHLY FEE	484.53	Media Operations
95050	5/11/2016	MEGAPATH CLOUD COMPANY	DSL SERVICE	443.65	Media Operations
94809	4/15/2016	US BANK	VISA- AMAZON.COM	331.13	Media Operations
94809	4/15/2016	US BANK	VISA- SCAN NATOA	325.00	Media Operations
95076	5/11/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	228.85	Media Operations
94809	4/15/2016	US BANK	VISA- AMAZON.COM	208.00	Media Operations
94809	4/15/2016	US BANK	VISA- NETWORK SOLUTIONS	195.43	Media Operations
95006	5/4/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	192.88	Media Operations
94997	5/4/2016	SHI INTERNATIONAL CORP	SERVICE UPGRADE	99.95	Media Operations
94873	4/20/2016	TIME WARNER CABLE	CABLE MODEM- CITY HALL	98.24	Media Operations
94810	4/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
94810	4/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
94810	4/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
94810	4/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
94810	4/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
94810	4/20/2016	ACORN NEWSPAPER	CTV ADVERTISING	60.00	Media Operations
94809	4/15/2016	US BANK	VISA- GOTOMYPC.COM	50.85	Media Operations
94809	4/15/2016	US BANK	VISA- ADOBE CLOUD	49.99	Media Operations
94954	5/4/2016	AT&T MOBILITY	TELEPHONE SERVICE	46.51	Media Operations
94880	4/20/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	16.30	Media Operations
94809	4/15/2016	US BANK	VISA- FRY'S ELECTRONIC	-13.07	Media Operations



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Total Amount for 30 Line Item(s) from Media Operations				\$22,461.06	
<u>Non-Departmental</u>					
95053	5/11/2016	NATIVE TILE & CERAMICS	SENIOR CENTER TILE	8,270.00	Non-Departmental
95014	5/11/2016	AMERICAN CANCER SOCIETY	RELAY FOR LIFE 2016	5,000.00	Non-Departmental
94838	4/20/2016	IRON MOUNTAIN	STORAGE SERVICES	3,308.51	Non-Departmental
94995	5/4/2016	SECURAL SECURITY CORP	PARKING ENFORCEMENT	2,812.46	Non-Departmental
95018	5/11/2016	ART SOUP LA	ART RENTAL	2,024.13	Non-Departmental
94809	4/15/2016	US BANK	VISA- UNCLE BOB'S SELF STORAGE	1,940.00	Non-Departmental
95024	5/11/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- TQH05599	899.18	Non-Departmental
94809	4/15/2016	US BANK	VISA- COSTCO	689.75	Non-Departmental
95006	5/4/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	646.26	Non-Departmental
95024	5/11/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- MEQ05335	595.11	Non-Departmental
94957	5/4/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- GPQ108017	578.97	Non-Departmental
94809	4/15/2016	US BANK	VISA- COSTCO	518.40	Non-Departmental
95024	5/11/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- MEQ05335	488.50	Non-Departmental
94851	4/20/2016	MICHAEL BAKER INTERNATIONAL	HOUSING REHAB SERVICES	380.00	Non-Departmental
94993	5/4/2016	READYREFRESH BY NESTLE	WATER SERVICE	340.51	Non-Departmental
94809	4/15/2016	US BANK	VISA- AMAZON.COM	309.29	Non-Departmental
94809	4/15/2016	US BANK	VISA- COFFEE WHOLESALE USA	253.08	Non-Departmental
95076	5/11/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	163.43	Non-Departmental
94903	4/27/2016	CONEJO AWARDS	TILE PLAQUE	102.96	Non-Departmental
94819	4/20/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- KZT02095	61.10	Non-Departmental
94957	5/4/2016	CANON BUSINESS SOLUTIONS, INC.	COPIER SVC PROGRAM- NMC09173	27.39	Non-Departmental
94899	4/27/2016	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	19.69	Non-Departmental
94970	5/4/2016	FEDERAL EXPRESS CORP.	COURIER SERVICE	17.11	Non-Departmental
94961	5/4/2016	CONEJO AWARDS	NAME BADGE	13.98	Non-Departmental
Total Amount for 24 Line Item(s) from Non-Departmental				\$29,459.81	
<u>Payroll</u>					
94926	4/27/2016	P&A ADMINISTRATIVE SVCS INC	FSA MONTHLY ADMIN FEE- MAY 16	72.00	Payroll
Total Amount for 1 Line Item(s) from Payroll				\$72.00	

Police / Fire / Safety



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94844	4/20/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- MAR 2016	350,150.25	Police / Fire / Safety
94844	4/20/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- MAR 2016	15,160.01	Police / Fire / Safety
94844	4/20/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- STAR PROGRAM	4,201.60	Police / Fire / Safety
94917	4/27/2016	L.A. CO. DEPT. OF ANIMAL CARE	ANIMAL HOUSING SVCS- MAR 2016	2,963.23	Police / Fire / Safety
94978	5/4/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- VIEWPOINT	1,497.46	Police / Fire / Safety
94978	5/4/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- THE OAKS	1,355.86	Police / Fire / Safety
94978	5/4/2016	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- PARK EST	804.75	Police / Fire / Safety
94977	5/4/2016	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	136.27	Police / Fire / Safety
Total Amount for 8 Line Item(s) from Police / Fire / Safety				\$376,269.43	

Public Safety & Emergency Preparedness

94809	4/15/2016	US BANK	VISA- MARMALADE CAFE	155.00	Public Safety & Emergency Preparedness
Total Amount for 1 Line Item(s) from Public Safety & Emergency Preparedness				\$155.00	

Public Works

95037	5/11/2016	GREENE TREE CARE	LANDSCAPE SERVICES	18,015.00	Public Works
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	15,765.14	Public Works
94992	5/4/2016	PRECISION CONCRETE CUTTING	STREET REPAIRS	12,566.38	Public Works
94866	4/20/2016	SOLISTONE CARE, INC.	RETAINING WALL	9,750.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	7,486.61	Public Works
94902	4/27/2016	CITY OF AGOURA HILLS	AHCCC SLURRY SEAL	6,885.00	Public Works
94824	4/20/2016	CLEANSTREET INC	MONTHLY SVC - STREET SWEEPING	6,827.34	Public Works
94962	5/4/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	6,196.24	Public Works
94862	4/20/2016	RUIZ CONCRETE & PAVING INC.	STREET REPAIRS	4,744.40	Public Works
94889	4/27/2016	AMERICAN RENT ALL	RENTAL EQUIP- EARTH DAY	3,337.35	Public Works
95078	5/11/2016	WILHELM/RICHARD//	FIELD INVESTIGTN/DRAFTING SVCS	2,970.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	2,381.42	Public Works
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,226.72	Public Works
94929	4/27/2016	PAVEMENT ENGINEERING INC	ANNUAL STREET OVERLAY PROJECT	2,192.50	Public Works
94866	4/20/2016	SOLISTONE CARE, INC.	RETAINING WALL	1,800.00	Public Works
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,633.41	Public Works
95004	5/4/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,572.00	Public Works
95027	5/11/2016	COOPER ECOLOGICAL MONITORING	SURVEY SERVICES	1,500.00	Public Works
94809	4/15/2016	US BANK	VISA- ABOVE & BEYOND	1,446.10	Public Works
94945	4/27/2016	VARELA/ADRIAN//	INSPECTION SERVICES	1,440.00	Public Works



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95073	5/11/2016	VARELA/ADRIAN//	INSPECTION SERVICES	1,440.00	Public Works
95079	5/11/2016	WILLDAN ASSOCIATES INC.	GRADING & DRAINAGE REVIEW	1,364.25	Public Works
94919	4/27/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,354.98	Public Works
94962	5/4/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	1,323.84	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	1,134.00	Public Works
94846	4/20/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	1,078.27	Public Works
95048	5/11/2016	M6 CONSULTING, INC.	LAND DEVELOPMENT SERVICES	990.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	900.00	Public Works
95054	5/11/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	825.00	Public Works
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	750.00	Public Works
94877	4/20/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	720.00	Public Works
95035	5/11/2016	GORGIN/KLAYMOND//	CONSULTING SERVICES	704.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	686.00	Public Works
94913	4/27/2016	GORGIN/KLAYMOND//	CONSULTING SERVICES	682.00	Public Works
95074	5/11/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	665.00	Public Works
94979	5/4/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	623.56	Public Works
94969	5/4/2016	FARASSATI/ALEX//	REIMB- ART WORK	609.08	Public Works
94922	4/27/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
94922	4/27/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
94847	4/20/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
94847	4/20/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
94982	5/4/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
94982	5/4/2016	LEMUS/ALBA//	CONSULTING SERVICES	560.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	512.00	Public Works
94856	4/20/2016	NATURE OF WILDWORKS	EARTH DAY -ANIMAL EXHIBIT	500.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	460.00	Public Works
94979	5/4/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	445.41	Public Works
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	440.00	Public Works
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	437.50	Public Works
94857	4/20/2016	NEWBURY PARK TREE SERVICE INC	TREE TRIMMING/REMOVAL SVCS	375.00	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	374.00	Public Works
95004	5/4/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	350.00	Public Works
94810	4/20/2016	ACORN NEWSPAPER	EARTH DAY ADVERTISING	331.76	Public Works
94876	4/20/2016	VALLEY NEWS GROUP	EARTH DAY ADVERTISING	325.00	Public Works
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	300.77	Public Works



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94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	300.00	Public Works
95015	5/11/2016	AMERICAN RENT ALL	RENTAL EQUIP- GROUND BREAKING	285.77	Public Works
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	277.00	Public Works
94947	4/27/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	277.00	Public Works
94809	4/15/2016	US BANK	VISA- APWA	275.00	Public Works
94810	4/20/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
94810	4/20/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
94810	4/20/2016	ACORN NEWSPAPER	RECYCLING ADVERTISING	273.21	Public Works
94944	4/27/2016	VANDERGEEST LANDSCAPE CARE INC	LANDSCAPE MAINTENANCE	225.00	Public Works
94809	4/15/2016	US BANK	VISA- HOME DEPOT	223.47	Public Works
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	208.00	Public Works
95010	5/4/2016	WOOD GRAPHICS UNLIMITED INC.	CONTRACT SERVICES	145.00	Public Works
94826	4/20/2016	COUNTY SANITATION DISTRICT	REFUSE FEES- MAR 2016	140.90	Public Works
95047	5/11/2016	LEGACY AWARDS	ENVIRONMENTAL COMSN PLAQUE	130.80	Public Works
94831	4/20/2016	FARASSATI/ALEX//	REIMB-EARTH DAY SUPPLIES	130.24	Public Works
94964	5/4/2016	DANOUS/ANOEL//	CONSULTING SERVICES	130.00	Public Works
94965	5/4/2016	DEPARTMENT OF CONSUMER AFFAIRS	ENGINEER LICENSE RENEWAL	115.00	Public Works
94953	5/4/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	61.29	Public Works
94867	4/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	58.07	Public Works
94875	4/20/2016	UNDERGROUND SERVICE ALERT	MONTHLY MEMBERSHIP FEE	42.00	Public Works
94879	4/20/2016	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
94953	5/4/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	36.34	Public Works
95017	5/11/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	26.08	Public Works
95017	5/11/2016	ARC DOCUMENT SOLUTIONS, LLC	COPY/PRINTING SERVICE	26.08	Public Works
Total Amount for 81 Line Item(s) from Public Works				\$139,642.71	

Recoverable / Refund / Liability

94988	5/4/2016	P&A ADMINISTRATIVE SVCS INC	FSA-DEP CARE REIMBURSEMENT	1,260.00	Recoverable / Refund / Liability
94893	4/27/2016	AT&T MOBILITY	REFUND RECOVERABLE PROJECT	1,030.17	Recoverable / Refund / Liability
94920	4/27/2016	LAS VIRGENES MUNICIPAL WATER	REFUND RECOVERABLE PROJECT	957.92	Recoverable / Refund / Liability
94893	4/27/2016	AT&T MOBILITY	REFUND RECOVERABLE PROJECT	897.40	Recoverable / Refund / Liability
94893	4/27/2016	AT&T MOBILITY	REFUND RECOVERABLE PROJECT	755.59	Recoverable / Refund / Liability
94932	4/27/2016	RICHARDS/DAN//	REFUND RECOVERABLE PROJECT	671.26	Recoverable / Refund / Liability
94938	4/27/2016	SPRINT NEXTEL	REFUND RECOVERABLE PROJECT	504.26	Recoverable / Refund / Liability
94893	4/27/2016	AT&T MOBILITY	REFUND RECOVERABLE PROJECT	491.52	Recoverable / Refund / Liability
94927	4/27/2016	PARKS/JOHN//	REFUND RECOVERABLE PROJECT	444.83	Recoverable / Refund / Liability



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94973	5/4/2016	HOSOPO CORPORATION	REFUND BUILDING PERMIT	379.60	Recoverable / Refund / Liability
94938	4/27/2016	SPRINT NEXTEL	REFUND RECOVERABLE PROJECT	374.37	Recoverable / Refund / Liability
94924	4/27/2016	MCGINEST/W.//	REFUND RECOVERABLE PROJECT	327.73	Recoverable / Refund / Liability
94938	4/27/2016	SPRINT NEXTEL	REFUND RECOVERABLE PROJECT	262.51	Recoverable / Refund / Liability
95070	5/11/2016	UTHUS/JUDI//	REFUND PUBLIC HEARING FEE	224.52	Recoverable / Refund / Liability
94848	4/20/2016	LOS ANGELES COUNTY SHERIFF	WAGE GARNISHMENT- 4/15/16	200.00	Recoverable / Refund / Liability
94984	5/4/2016	LOS ANGELES COUNTY SHERIFF	WAGE GARNISHMENT- 4/29/16	200.00	Recoverable / Refund / Liability
94926	4/27/2016	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	143.05	Recoverable / Refund / Liability
94842	4/20/2016	KOLANU/VEENA//	RECREATION REFUND	130.00	Recoverable / Refund / Liability
94980	5/4/2016	LAY/MEADOW//	FACILITY RENTAL REFUND	90.00	Recoverable / Refund / Liability
94855	4/20/2016	MYLES-HILL/CHAUNA//	FACILITY RENTAL REFUND	84.00	Recoverable / Refund / Liability
94980	5/4/2016	LAY/MEADOW//	FACILITY RENTAL REFUND	84.00	Recoverable / Refund / Liability
94839	4/20/2016	JAVANSHIR/FRANK//	RECREATION REFUND	65.00	Recoverable / Refund / Liability
94814	4/20/2016	ANCA SOLAR INC.	REFUND BUILDING PERMIT	62.00	Recoverable / Refund / Liability
94855	4/20/2016	MYLES-HILL/CHAUNA//	FACILITY RENTAL REFUND	60.00	Recoverable / Refund / Liability
94830	4/20/2016	ELKINS/JUDY//	RECREATION REFUND	53.00	Recoverable / Refund / Liability
94870	4/20/2016	STATE DISBURSMENT	WAGE GARNISHMENT- 4/15/16	46.15	Recoverable / Refund / Liability
94999	5/4/2016	STATE DISBURSMENT	WAGE GARNISHMENT- 4/29/16	46.15	Recoverable / Refund / Liability
94939	4/27/2016	STITT/TONI//	RECREATION REFUND	45.00	Recoverable / Refund / Liability
94893	4/27/2016	AT&T MOBILITY	REFUND RECOVERABLE PROJECT	11.98	Recoverable / Refund / Liability
95033	5/11/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	-3,746.50	Recoverable / Refund / Liability
94955	5/4/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	-15,051.78	Recoverable / Refund / Liability
95025	5/11/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	-15,628.00	Recoverable / Refund / Liability
94823	4/20/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	-17,366.00	Recoverable / Refund / Liability
Total Amount for 33 Line Item(s) from Recoverable / Refund / Liability				\$-41,890.27	

Senior Center Construction

94823	4/20/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	347,308.00	Senior Center Construction
95025	5/11/2016	CHARLES PANKOW BUILDERS, LTD	ARCHITECTURAL DESIGN	312,567.00	Senior Center Construction
94968	5/4/2016	ETHAN ALLEN RETAIL, INC	SENIOR CENTER FURNITURE	48,902.16	Senior Center Construction
94809	4/15/2016	US BANK	VISA- ETHAN ALLEN	24,200.00	Senior Center Construction
95042	5/11/2016	INNER-I ...SECURITY IN FOCUS	CAMERA INSTALLATION	2,000.00	Senior Center Construction
94809	4/15/2016	US BANK	VISA- COSTCO	588.50	Senior Center Construction
Total Amount for 6 Line Item(s) from Senior Center Construction				\$735,565.66	



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Tennis & Swim Center					
94869	4/20/2016	SOUTHERN CALIFORNIA GAS CO	GAS SERVICE	5,232.89	Tennis & Swim Center
95005	5/4/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	3,687.38	Tennis & Swim Center
95046	5/11/2016	LAS VIRGENES MUNICIPAL WATER	WATER SERVICE	2,029.47	Tennis & Swim Center
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,496.33	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- HOME DEPOT	1,002.34	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- VAN NUYS PLYWOOD	938.71	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- VAN NUYS PLYWOOD	938.71	Tennis & Swim Center
94909	4/27/2016	DNA ELECTRIC	ELECTRICAL REPAIRS	861.28	Tennis & Swim Center
95026	5/11/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	818.65	Tennis & Swim Center
94900	4/27/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	772.78	Tennis & Swim Center
94895	4/27/2016	B & B PLUMBING & HEATING INC.	PLUMBING REPAIRS- T&SC	760.50	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- NATIONAL GYM SUPPLY	718.36	Tennis & Swim Center
94873	4/20/2016	TIME WARNER CABLE	CABLE MODEM/HDTV- T&SC	714.92	Tennis & Swim Center
95034	5/11/2016	GONZALES MASONRY	CONCRETE REPAIRS- T&SC	675.00	Tennis & Swim Center
94813	4/20/2016	ALLIANT INSURANCE SERVICES INC	SPECIAL EVENTS INS- SENIOR	545.00	Tennis & Swim Center
95075	5/11/2016	VIEWPOINT EDUCATIONAL	POOL RENTAL	534.38	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- SUPER A CLEANERS	510.00	Tennis & Swim Center
94825	4/20/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	434.91	Tennis & Swim Center
94960	5/4/2016	COMMERCIAL AQUATIC SVCS INC	POOL SERVICE/REPAIR	434.91	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- ICE MACHINE SALES	429.17	Tennis & Swim Center
95007	5/4/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	404.46	Tennis & Swim Center
95077	5/11/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	397.13	Tennis & Swim Center
94974	5/4/2016	ICHKOVA/SVETLANA//	RECREATION INSTRUCTOR	392.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- JAY JAY LOCK	359.78	Tennis & Swim Center
95080	5/11/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	330.84	Tennis & Swim Center
95077	5/11/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	319.25	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- CENTURY M.A.	309.98	Tennis & Swim Center
94949	4/27/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	303.97	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- PYRAMID PIPE & SUPPLY	291.89	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- DE LIGHTVILLE	283.40	Tennis & Swim Center
94950	4/27/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	272.32	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- CURMAX LEAK DETECTION	250.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- SMART & FINAL	232.50	Tennis & Swim Center
95001	5/4/2016	TRI-CO EXTERMINATING CO.	PEST CONTROL SERVICES	230.00	Tennis & Swim Center
94990	5/4/2016	PETTY CASH-TENNIS & SWIM CNTR	REPLENISH PETTY CASH	228.69	Tennis & Swim Center
94820	4/20/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	225.00	Tennis & Swim Center



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94900	4/27/2016	CASAS ORAMAS/JORGE//	FITNESS EQUIPMENT REPAIRS	225.00	Tennis & Swim Center
94881	4/20/2016	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	224.64	Tennis & Swim Center
94950	4/27/2016	YEEOPP/BETTY//	RECREATION INSTRUCTOR	220.56	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- TOTAL GRAPHICS	194.02	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- 10-S TENNIS SUPPLY	150.60	Tennis & Swim Center
94958	5/4/2016	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	147.04	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- ESP WATER PRODUCTS	120.36	Tennis & Swim Center
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	119.37	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- ADOLPH KIEFER	117.90	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- 800FLOWERS	103.53	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- HOME DEPOT	103.10	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- CA PARK & REC	100.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- CONSTANT CONTACT	95.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- CVS PHARMACY	85.08	Tennis & Swim Center
94914	4/27/2016	INNER-I ...SECURITY IN FOCUS	JAN-MAR 2016 MONITORING- T&SC	75.00	Tennis & Swim Center
94918	4/27/2016	L.A. CO. DEPT. OF HLTH SERVICE	BACKFLOW DEVICE FEE	62.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- ARC SERVICES	54.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- RALPHS	53.69	Tennis & Swim Center
95043	5/11/2016	INTERNATIONAL ESPRESSO	COUPONS	50.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- CRAIGSLIST	45.00	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- ULINE	34.70	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- FEDEX OFFICE	32.57	Tennis & Swim Center
94811	4/20/2016	AIRGAS- WEST	TC HELIUM	29.54	Tennis & Swim Center
94886	4/27/2016	AIRGAS- WEST	TC HELIUM	27.99	Tennis & Swim Center
95044	5/11/2016	KISHIMOTO/RAINE//	REIMB MILEAGE - APR 16	19.60	Tennis & Swim Center
94809	4/15/2016	US BANK	VISA- WALMART	18.96	Tennis & Swim Center
Total Amount for 62 Line Item(s) from Tennis & Swim Center				\$30,876.15	

Transportation

94955	5/4/2016	C.A. RASMUSSEN, INC.	CONSTRUCTION SERVICES- MUL HWY	301,035.37	Transportation
94989	5/4/2016	PARSONS TRANSPORTATION GROUP	LOST HILLS INTERCHANGE	85,598.65	Transportation
94928	4/27/2016	PARSONS TRANSPORTATION GROUP	LOST HILLS INTERCHANGE	85,189.96	Transportation
95033	5/11/2016	EXCEL PAVING COMPANY	LAS VIRGENES ROAD PROJ	74,930.00	Transportation
95060	5/11/2016	SECURITY PAVING COMPANY INC	LOST HILLS INTERCHANGE PROJ	34,941.09	Transportation
94851	4/20/2016	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	14,443.38	Transportation
94976	5/4/2016	KIER & WRIGHT CIVIL ENGINEERS	ENGINEERING SERVICES	13,377.00	Transportation



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94836	4/20/2016	IDEAL GENERAL SERVICES, INC.	DIAL-A-RIDE MAR 2016	7,986.50	Transportation
94872	4/20/2016	T & M FENCING CO.	FENCING- MUL HWY	7,650.00	Transportation
94930	4/27/2016	PCI	PAVEMENT STRIPING AND MARKINGS	7,548.19	Transportation
95061	5/11/2016	SEFERIAN/MARC//	CONSULTING SERVICES	5,772.66	Transportation
95012	5/11/2016	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	4,805.95	Transportation
94812	4/20/2016	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	4,779.93	Transportation
95081	5/11/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	4,500.00	Transportation
94841	4/20/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	4,200.00	Transportation
94935	4/27/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	4,092.15	Transportation
94867	4/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,361.80	Transportation
94940	4/27/2016	SUSTAINABLE SOLUTIONS SERVICES	PARK & RIDE PROJECT	2,875.00	Transportation
94887	4/27/2016	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	2,671.90	Transportation
94935	4/27/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	2,395.00	Transportation
94998	5/4/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	2,008.41	Transportation
94888	4/27/2016	AMERICAN HONDA FINANCE CORP	LEASE PAYMENT- MAY 2016	1,925.00	Transportation
95021	5/11/2016	BANK OF SACRAMENTO	LOST HILLS PROJ- RETENTION	1,839.00	Transportation
94935	4/27/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	1,795.00	Transportation
94935	4/27/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	1,690.00	Transportation
94935	4/27/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	1,680.00	Transportation
94841	4/20/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	1,350.00	Transportation
94916	4/27/2016	KOA CORPORATION	CALABASAS ON-CALL SVCS	1,280.00	Transportation
94935	4/27/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	1,250.00	Transportation
94921	4/27/2016	LAS VIRGENES UNIFIED SCHOOL	BEFORE & AFTER SCHOOL AIDES	1,200.00	Transportation
94865	4/20/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	952.84	Transportation
94840	4/20/2016	JORDAN GILBERT & BAIN	ARCHITECTURAL SERVICES	900.00	Transportation
94908	4/27/2016	DEPARTMENT OF TRANSPORTATION	TRAFFIC SIGNALS/LIGHTING	850.64	Transportation
94865	4/20/2016	SIEMENS INDUSTRY INC.	TRAFFIC SIGN MAINTENANCE	766.28	Transportation
94878	4/20/2016	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	700.19	Transportation
94809	4/15/2016	US BANK	VISA- CALABASAS CAR CARE	441.53	Transportation
95006	5/4/2016	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	350.95	Transportation
94809	4/15/2016	US BANK	VISA- HONDA OF T.O.	282.08	Transportation
94986	5/4/2016	MANERI SIGN, INC.	TRAFFIC SIGNS	274.68	Transportation
94863	4/20/2016	SAFEWAY SIGN COMPANY	TRAFFIC SIGNS	273.24	Transportation
95067	5/11/2016	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- MAY 2016	258.92	Transportation
94809	4/15/2016	US BANK	VISA- WOODLAND HILLS HONDA	232.77	Transportation
94809	4/15/2016	US BANK	VISA- SHELL OIL	216.23	Transportation
94883	4/20/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	207.72	Transportation



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95009	5/4/2016	WESTERN HIGHWAY PRODUCTS, INC.	TRAFFIC SIGNS	148.90	Transportation
94845	4/20/2016	LA DWP	METER SERVICE - TRAFFIC METER	126.84	Transportation
94868	4/20/2016	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	102.63	Transportation
94809	4/15/2016	US BANK	VISA- WARNER CENTER	90.00	Transportation
94876	4/20/2016	VALLEY NEWS GROUP	LEGAL ADVERTISING	90.00	Transportation
94809	4/15/2016	US BANK	VISA- CHEVRON	81.01	Transportation
94809	4/15/2016	US BANK	VISA- SHELL OIL	77.06	Transportation
94809	4/15/2016	US BANK	VISA- EXXON MOBIL	75.24	Transportation
94809	4/15/2016	US BANK	VISA- MOBILE ASSETS	74.96	Transportation
94809	4/15/2016	US BANK	VISA- UNION 76	70.11	Transportation
94809	4/15/2016	US BANK	VISA- SHELL OIL	65.23	Transportation
94809	4/15/2016	US BANK	VISA- EXXON MOBIL	36.94	Transportation
94809	4/15/2016	US BANK	VISA- UNION 76	32.50	Transportation
94809	4/15/2016	US BANK	VISA- EXXON MOBIL	30.22	Transportation
94962	5/4/2016	COUNTY OF LOS ANGELES	CONTRACT SERVICES	29.72	Transportation
94809	4/15/2016	US BANK	VISA- RABI INC	28.28	Transportation
94809	4/15/2016	US BANK	VISA- UNION 76	24.52	Transportation
94809	4/15/2016	US BANK	VISA- UNION 76	23.99	Transportation
94809	4/15/2016	US BANK	VISA- UNION 76	20.26	Transportation
94809	4/15/2016	US BANK	VISA- PILOT PEN	10.79	Transportation
94809	4/15/2016	US BANK	VISA- EXXON MOBIL	8.00	Transportation
Total Amount for 65 Line Item(s) from Transportation				\$696,127.21	
GRAND TOTAL for 768 Line Items				\$2,541,740.53	

FUTURE AGENDA ITEMS

Department

Agenda Headings

Agenda Title/Future Agenda

8-Jun

CC	Presentation	Robin Parker's retirement recognition
PW	Consent	Adoption of Resolution No. 2016-1498 authorizing staff to submit a grant application to State Water Resources Control Board for Planning and Design of Citywide Green Street Project funded thru Proposition 1 - Storm Water Grant Program (SWGP)
PW	Public Hearing	Final Eng Report - Approve Landscape Maintenance District No. 22 and Landscape Lighting District Act Nos. 22, 24, 27 & 32 assessments
CD	Continued Public Hearing	Consideration of Resolution No. 2016-1496 and Resolution No. 2016-1497, 1) Approving File No. 140001318, an application, inclusive of a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Summary Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level parking. Located at 26300 Rondell Street (APN 2069-031-014 and 2069-031-015)

Future Items

CC	Presentation	Sheriff's Crime Report
CD	Consent	Annual update of the City's Tobacco Retailer Registration Program
Finance	Consent	Levying special taxes withing the City of Calabasas Community Facilities District No. 2006-1
Finance	Consent	Levying special taxes withing the City of Calabasas Community Facilities District No 98-1
CD	New Business	Trellis variance fee waiver request
CC	New Business	Certify balloting & declare results for Landscape Maintenance District No. 22 and Landscape Lighting District Act Nos. 22, 24, 27 & 32 assessments
CD	New Business	Discussion of Ridgeline Ordinance and residential story pole policy
PW	New Business	Las Virgenes Road construction update
PW	Consent	Hydrating stations
CC	Presentation	Community Choice Aggregation Program
CD	Consent	Quimby Final Map – Paxton
CD	Consent	Housing Element Report
PS	New Business	Introduction of ordinance regarding LA County Code Title 13
CD	New Business	Recommendation from Planning Commission regarding appeals fees
CD	New Business	Plaque recommendations by the HPC
CC	Consent	Conflict of Interest Code update
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

2016 Meeting Dates

Jun 22	Oct 12 - Canceled - Yom Kippur
Jul 13 - Canceled	Oct 26
Jul 27 - Canceled	Nov 9
Aug 10	Nov 23 - Canceled - Thanksgiving Eve
Aug 24	Nov 30 - Council Reorganization
Sep 14	Dec 14
Sep 28	Dec 28 - Canceled