CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600

www.cityofcalabasas.com

Notice of Preparation

TO: Property Owners, Responsible Agencies & Interested Parties

SUBJECT: **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT.**

NOTICE IS HEREBY GIVEN that the City of Calabasas will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached. *Note: This project replaces a previous version of the project, for which a Notice of Preparation was issued on June 19, 2014.*

A scoping meeting ☒ will, ☐ will not, be held by the lead agency. The City has voluntarily elected to host a scoping meeting, which will be held on **Wednesday, February 18, 2015 at 6:00 p.m.** in Founder's Hall, located behind the public library at 200 Civic Center Way, Calabasas, California.

Your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice. Please send your response to Talyn Mirzakhanian at 100 Civic Center Way, Calabasas, CA, 91302 or via email at tmirzakhanian@cityofcalabasas.com. We will need the name of a contact person in your agency.

Project Title/File No.: 140000011

Project Location: 4790 Las Virgenes Road (Assessor's Parcel Numbers 2069-078-009 and 2069-078-011), in the City of Calabasas, County of Los Angeles.

Project Sponsor: The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, CA 92656

Project Description: The proposed project involves the development of residential, commercial, and open space uses on an undeveloped site of approximately 77 acres. The residential component would include a gated community with 67 single-family detached homes, four affordable units located within two duplexes for very-low income residents, and a clubhouse. The commercial component would consist of a 67,580 square-foot, 120-room, four-story hotel. This hotel would be designed to achieve a LEED silver rating through a compact footprint, landscaping with native and drought-tolerant plants, and a pedestrian- and bicycle-friendly environment. Approximately 80 percent of the site (61.5 acres) would be preserved as open space.

Consulting firm retained to prepare draft EIR:

Firm Name: Rincon Consultants, Inc.

Address: 180 N. Ashwood Avenue, Ventura, California 93003

Contact: Mr. Joe Power

Date: January 28, 2015 **Signature:** 

Talyn Mirzakhanian

Title: Senior Planner

Phone: (818) 224-1712

City of Calabasas

Canyon Oaks Project

Initial Study

January 2015

Environmental Scientists Planners Engineers

Canyon Oaks Project
Calabasas, California

Initial Study

Prepared by:

City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Prepared with the assistance of:

Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura, California 93003

January 2015

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INITIAL STUDY

1. Project title: Canyon Oaks Project

2. Lead agency name and address: City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

3. Contact Person and Phone Number: Talyn Mirzakhanian, Senior Planner
Krystin Rice, Associate Planner
(818) 224-1600

4. Project location: The project site is located at 4790 Las Virgenes Road (Assessor's Parcel Numbers 2069-078-009 and 2069-078-011) in the City of Calabasas, County of Los Angeles. Figure 1 shows the location of the project site within the greater Los Angeles region and within the City of Calabasas. Figure 2 shows an aerial view of the project site and surroundings.

5. Project sponsor's name and address: TNHC Canyon Oaks, LLC
85 Enterprise, Suite 450
Aliso Viejo, CA 92656

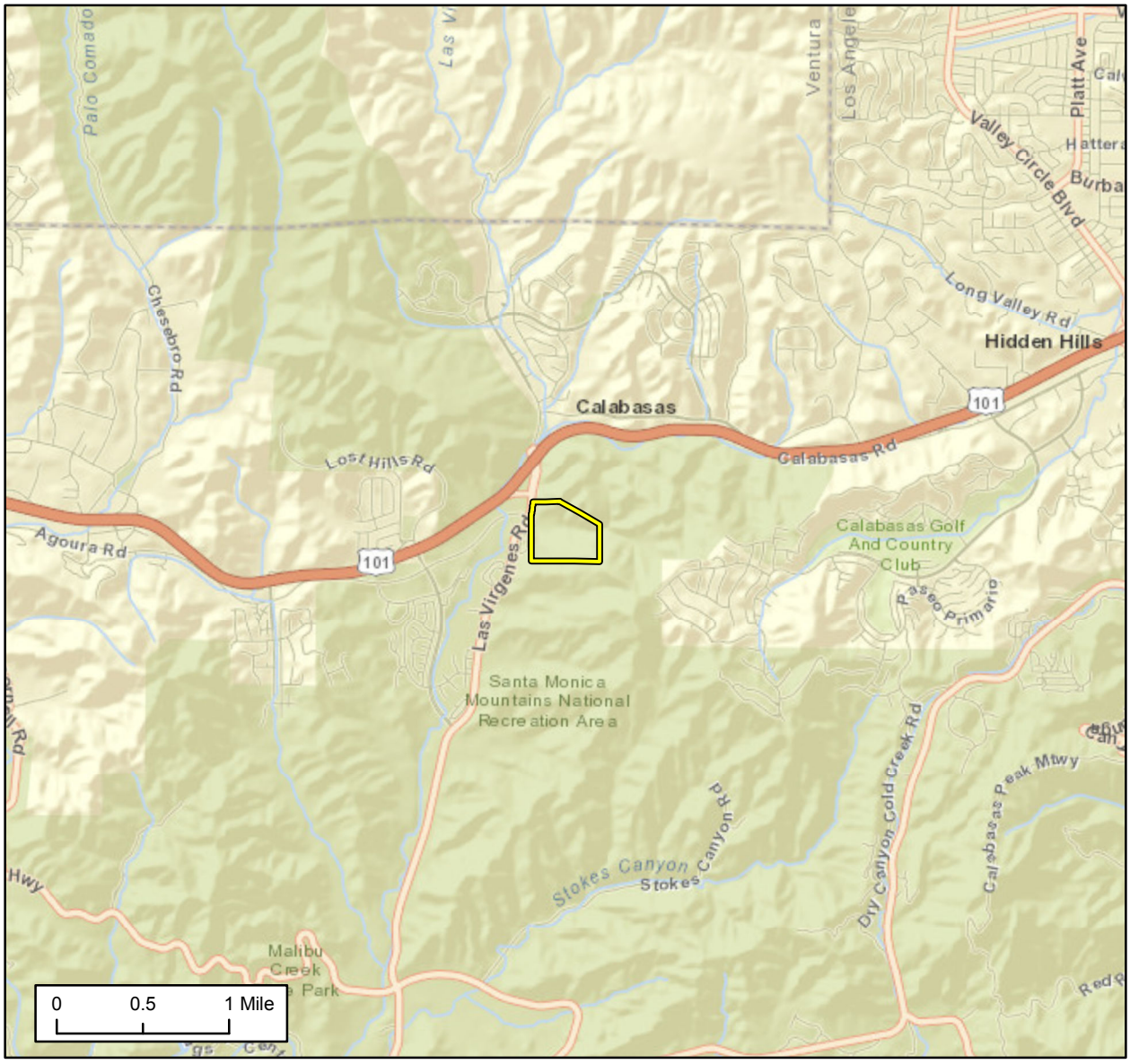
6. Description of project:

The proposed project involves the development of residential, commercial, and public open space/trail uses on an undeveloped site of approximately 77 acres. Table 1 summarizes the proposed features on-site.

The residential component would include a gated community with 67 single-family detached homes and four affordable units within two duplexes, each linked via pathways to a resident-exclusive clubhouse with resort-style amenities.

The commercial component would consist of a 67,580 square-foot, 120-room, four-story hotel. This hotel would be designed to achieve a LEED silver rating through a compact footprint, landscaping with native and drought-tolerant plants, and a pedestrian- and bicycle-friendly environment.

Approximately 80 percent of the site (61.5 acres) would be preserved as open space. The project also provides an internal walkway system and public sidewalk linkages to afford access to existing, local trail systems surrounding the site.



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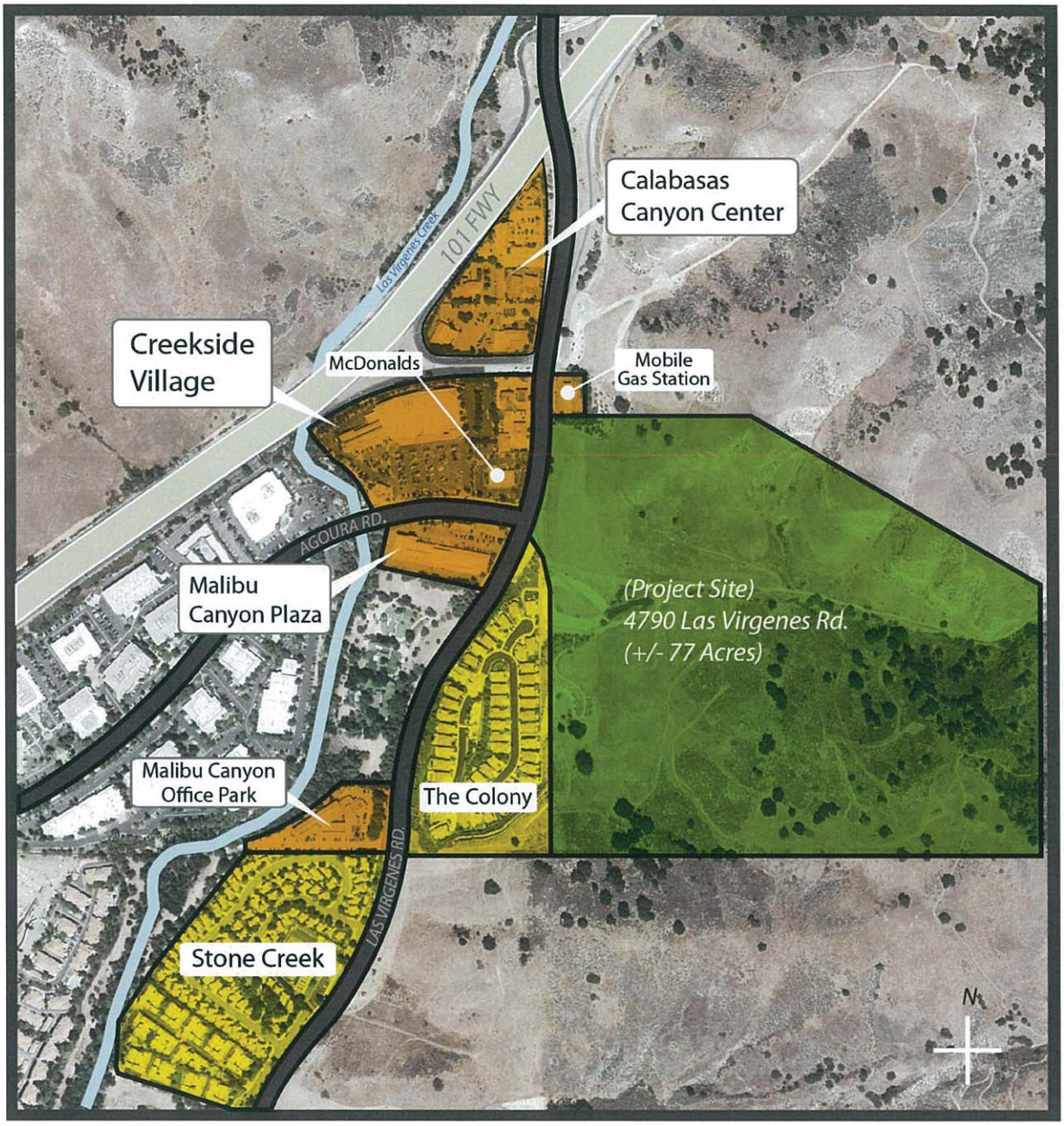
Project Site

Regional Location

Figure 1



Land Use Vicinity Map

Figure 2

Source: TNHC Canyon Oaks, LLC, 2014

Table 1
Proposed Land Uses

Land Use	Acreage	Details
Residential		
Single-family Detached	13.03	71 units, including 2 duplexes
Commercial		
Hotel	2.91	120 rooms
Trails/Open Space	59.74	
Public Street Dedication	0.08	
Easement for Flood Control	1.46	
Total	***77.22***	

Non-remedial site grading would involve 613,183 cubic yards of cut and 569,544 cubic yards of fill, with a net of 43,639 cubic yards. Based on anticipated soil shrinkage, no export is required. In addition, the project would involve remedial grading to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. This remedial grading would involve an estimated 1,577,899 cubic yards of cut and 1,240,185 cubic yards of fill. The balance of the remedial grading dirt would be balanced onsite.

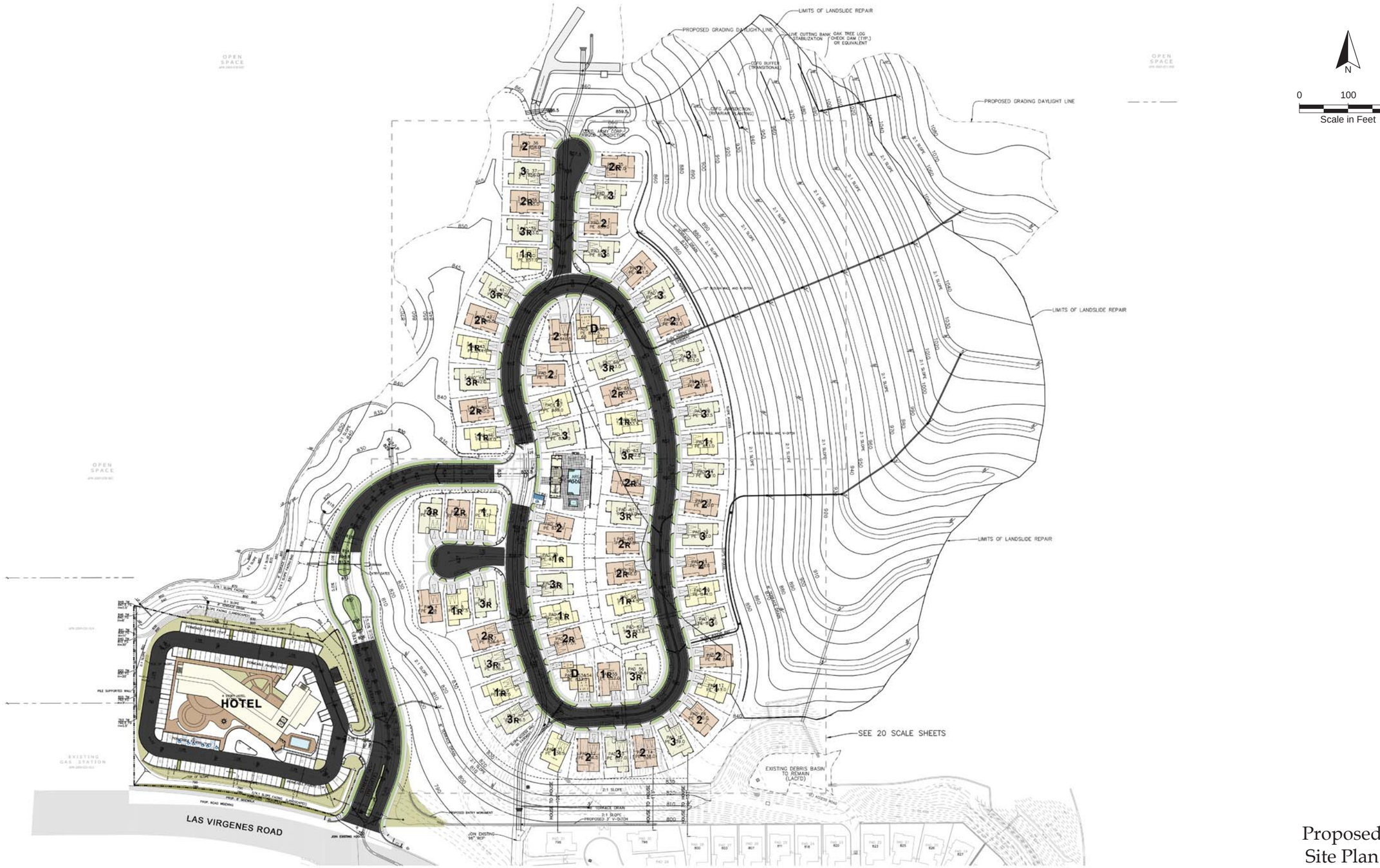
The project would provide a total of 419 parking spaces on-site, including 213 residential spaces within private garages and driveways, 72 on-street parking spaces, and 134 spaces for the hotel. To enable access to and from the project site, a new Street "A" extension to Agoura Road would be constructed.

Figure 3 shows the layout of proposed structures on the project site.

The project applicant is requesting approval of a Development Plan, a Conditional Use Permit, a Scenic Corridor Permit, a Vesting Tentative Tract Map, a Site Plan Review, a General Plan Amendment, a Zone Change, and an Oak Tree Permit for the removal of 39 oak trees and encroachment into the protected zone of 14 oak trees.

7. Surrounding land uses and setting:

The project site is located immediately east of the intersection of Las Virgenes Road and Agoura Road. Land uses surrounding the project site consist mainly of open space to the south and east; open space, a gas station and the 101 South Freeway on-ramp to the north; and mixed commercial and residential development to the west.



Proposed
Site Plan

Source: TNHC Canyon Oaks, LLC, 2015

8. **Necessary public agency approvals**: The City of Calabasas is the lead agency with responsibility for approving the proposed project.

Other public agencies whose approval is required include:

- *U.S. Army Corps of Engineers (USACE) – Section 404 discharge permit*
- *Regional Water Quality Control Board (RWQCB) – Section 401 water quality certification*
- *California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement*
- *Los Angeles County Fire Department*
- *County of Los Angeles Department of Public Works*

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☒ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☒ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities/Service Systems	☒ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

11/27/15
Date

Talyn Mirzakhanian
Printed Name

Senior Planner
Title

Environmental Checklist

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

a, c-d. As shown on the City's Land Use Map and Zoning Map, the project site is located within a locally designated Ventura Freeway Scenic Corridor and the Las Virgenes Gateway. The proposed project would alter the visual character of portions of the site by replacing open hillside terrain with residential and commercial development. This would have the potential to result in adverse impacts to scenic vistas, scenic resources, visual character, and light/glare conditions. Impacts to aesthetic resources would be **potentially significant** and will be addressed in an EIR.

b. The project site is located approximately 700 feet southeast of U.S. Highway 101, which is not officially designated as a state scenic highway; however, it is identified as eligible for designation as a state scenic highway (Caltrans, 2014). U.S. Highway 101 is also a locally designated scenic highway in the 2030 General Plan. The site is also highly visible from Las Virgenes Road, which the 2030 General Plan identifies as a Scenic Corridor. Due to the visibility of the project site from these view corridors, impacts to views would be **potentially significant** and will be addressed in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a-e. Neither the project site nor surrounding areas contain any agricultural resources, farmland, forest land, or timberland. Consequently, the proposed project would have no effect on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Division of Land Resource Protection, 2014). In addition, Calabasas does not include land zoned for agricultural or forest land, nor are any lands within the City under a Williamson Act contract. The proposed project includes about 61.2 acres of dedicated open space on the approximately 77-acre project site, consistent with the 2030 General Plan. **No impact** would occur with respect to this issue and further analysis in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a-d. The project site is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is in nonattainment for the federal standards for ozone, lead, and particulate matter ($PM_{2.5}$), as well as state standards for ozone and particulate matter ($PM_{2.5}$, PM_{10}) (California Air Resources Board, 2014). During project construction, dust could be generated and contribute to particulate matter that may degrade local air quality. Traffic and energy consumption associated with project operation would also generate air pollutant emissions. Such emissions could potentially exceed SCAQMD's significance thresholds. In addition, sensitive residential receptors located adjacent to the project site have the potential to be adversely impacted by air pollutant emissions associated with project construction and operation. These air quality impacts would be **potentially significant** and will be assessed in an EIR.

e. The proposed project involves residential and commercial development, which would not be expected to create odor issues. Zoning districts contained in Article II of the Development Code and site planning and design standards contained in Article III would reduce the potential for odor impacts by ensuring that incompatible uses are not located in proximity to each other or that compatibility issues are addressed through site design. **No impact** would occur with respect to odors and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a, b, d, e. Rincon Consultants, Inc. prepared botanical surveys for the project site in 2010 and updated these surveys in 2013. Carlberg Associates prepared an Oak Tree Report for the project site in accordance with the City of Calabasas' Oak Tree Preservation and Protection Guidelines in February 2014. During the 2010 and 2013 surveys, one special status plant was found (Catalina mariposa lily). The Catalina mariposa lily is included on the California Native Plant Society's List 4 - plants of limited distribution – a watch list. List 4 includes plants of limited

distribution or that are infrequent throughout a broader area in California. In addition, one sensitive habitat (Southern Coast Live Oak Riparian Forest) was observed. Southern Coast Live Oak Riparian Forest is listed on California Department of Fish and Wildlife's (CDFW) *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland, 1986) and the CDFW (2003) considers this community rare and worthy of consideration as it is listed by the California Natural Diversity Database. According to the Oak Tree Report (2014), 184 Coast Live Oaks and 14 Valley Oaks are located on-site, 72 of which are heritage oak trees. The project applicant is requesting an Oak Tree Permit to remove 39 oak trees and encroach into the protected zone of 14 oak trees.

These biological resources located within and adjacent to the project site boundaries could be adversely affected by the project construction and operation. Impacts to these biological resources would be **potentially significant** and will be studied in an EIR.

c. Rincon Consultants, Inc. prepared a wetland delineation for the project site in 2010 and confirmed the delineation findings with a supplemental site visit in 2012. According to the delineation report, the project site contains an unnamed ephemeral drainage channel near the center of the project site within APN 2069-078-011 that is within U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB) jurisdiction. In addition, there are two small wetlands within a tributary to this drainage that are within USACE and RWQCB jurisdiction, as well as two additional isolated wetlands that are considered RWQCB jurisdictional Waters of the State (Rincon Consultants, 2012). Impacts associated with the proposed project would be **potentially significant** and will be assessed in an EIR.

f. No adopted habitat conservation plans or natural community conservation plans apply in Calabasas (2030 General Plan FEIR, 2008). **No impact** would occur and further analysis of this issue is not warranted.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a-d. A Phase I Cultural Resources Investigation was prepared for the project site by McKenna et al. in November 2013 and a Cultural Resources Review was prepared for the project site by Historical Environmental Archaeological Research Team (HEART) in April 2011. Both studies report no evidence of prehistoric or historic cultural resources, including archaeological, paleontological or other cultural resources. Further, the report prepared by HEART (2011) concludes that development of the proposed project would have no effect on significant cultural resources. Although the McKenna et al. report identifies the project site sensitive for the presence of prehistoric and paleontological resources, standard monitoring during construction in conformance with current discipline standards would render impacts **less than significant**. Monitoring for paleontological resources would be consistent with current protocol of the Natural History Museum of Los Angeles County. In addition, the consulting archaeological monitor(s) would be accompanied by a local Native American representative. Further analysis of cultural resources in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

a-d. No faults traverse the project site and no active faults have been mapped within the City of Calabasas; however, the City lies within a seismically active region that is prone to occasional earthquakes. According to the Southern California Earthquake Data Center Map (SCEDC), there are nine active faults and four potentially active faults within 25 miles of the City. Like much of California, the project site is subject to groundshaking from seismic activity emanating from a number of faults in the region. In addition, portions of the project site are potentially susceptible to liquefaction and earthquake-induced landslides (2030 General Plan Seismic Hazard Zones Map, 2014). Geotechnical analysis of the project site (RJR Engineering, 2011 and 2014) indicates that on-site slopes could be subject to seismically induced landslides; therefore, the proposed project includes remedial grading to address existing landslide hazards.

The California Building Code (CBC) and the City of Calabasas Development Code control building design and construction. The City of Calabasas, along with all of Southern California and the Central Coast, is within Seismic Zone 4, the area of greatest risk and subject to the strictest building standards. New development would conform to the CBC (as amended at the time of permit approval) as required by law, and preparation of a final City-approved geotechnical study and remediation plan would be required prior to project approval.

Geologic issues would be **potentially significant unless mitigation incorporated** and will be addressed in an EIR.

e. The project would connect to the City's sewer system and would not require the use of septic tanks. Therefore, **no impact** would result and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a-b. Project construction and operation would generate emissions of greenhouse gases (GHGs) and, therefore, would incrementally contribute to global climate change. As such, project implementation could conflict with the requirements of Assembly Bill 32, Senate Bill 375, and related plans, policies, and regulations pertaining to reducing GHG emissions. The project's potential contribution to cumulative impacts related to GHG emissions and climate change would be **potentially significant** and will be studied in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

a, b. The proposed residential, commercial, and open space uses would not involve the routine transport, use or disposal of hazardous substances, other than minor amounts used for maintenance and landscaping. The project would not have the potential to release hazardous materials into the environment. Impacts would be **less than significant** and further analysis of these issues in an EIR is not warranted.

c. The proposed residential/commercial project would not generate hazardous emissions and the project site is not located within ¼ mile of an existing or proposed school. **No impact** would occur and further analysis of this issue is not warranted.

d. The project site does not appear on any hazardous material site list compiled pursuant to Government Code Section 65962.5. The following databases were checked (June 2014) for known hazardous materials contamination at the project site:

- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database*
- *Geotracker search for leaking underground fuel tanks*
- *Cortese list of Hazardous Waste and Substances Sites*
- *Department of Toxic Substances Control's Site Mitigation and Brownfields Database*

The project site does not appear on any of the above lists. Furthermore, a Phase I Environmental Site Assessment prepared in November 2013 by Leighton and Associates, Inc., found no recognized environmental conditions associated with the project site. Although the Phase I report identified a moderate potential for elevated levels of naturally occurring radon on-site, compliance with California Health & Safety Code § 105430 would require radon testing and mitigation plans for new construction prior to the issuance of building permits (U.S. EPA, 2013). The applicant would incorporate construction measures into building design to reduce radon levels. Thus, **no impact** related to hazardous material sites would occur and further analysis of this issue is not warranted.

e, f. There are no public or private airports on or adjacent to the project site. The nearest airport is Van Nuys Airport, located approximately 12 miles northeast of the project site. **No impact** would occur and further analysis of these issues is not warranted.

g. The project would conform to the site planning and project design standards contained in Article III of the Development Code, which would ensure that emergency response access is maintained. **No impact** would occur and further analysis of this issue is not warranted.

h. The entire City of Calabasas, including the project site, is located within the Los Angeles County Consolidated Fire District's Very High Fire Hazard Severity Zone. This zone includes wildland fire hazard areas defined as watershed lands that contain native growth and vegetation (City Municipal Code, Section 17.20.130). The proposed project would adhere to standard requirements set forth by the City Municipal Code and the California Building Code (CBC) with City of Calabasas amendments, including driveway width requirements, the creation and maintenance of wildfire buffers, and sprinkler and alarm requirements. Impacts related to wildland fire would be **less than significant** with mandatory compliance with applicable building standards and regulations.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a, c-f. The proposed project would alter the existing topography of the site and add impervious surfaces. This would alter drainage patterns and the rate and amount of surface runoff. The introduction of urban/suburban uses also has the potential to cause downstream surface water quality impacts due to the introduction of impervious surfaces and pollutant-generation activities. Impacts related to these issues would be **potentially significant unless mitigation incorporated**; therefore, these issues will be studied further in an EIR. The findings of a hydrology study being prepared for the project will be incorporated into the EIR, as will a discussion of applicable water quality requirements of the National Pollutant Discharge Elimination System (NPDES) and related regulations.

b. The Las Virgenes Municipal Water District would provide water to the project site and relies on imported water for its supplies. Therefore, the proposed project would not affect groundwater supplies or recharge. **No impact** would occur with respect to groundwater and further analysis of this issue is not warranted.

g-i. The project site is located outside the 100-year flood hazard zone and the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding (FEMA Map No. 06037C1264F). In addition, according to the 2030 General Plan FEIR (2008), the City of Calabasas is not in the dam inundation area for any major stream or river in the region. Therefore, **no impact** with respect to flooding would occur and further analysis of this issue is not warranted.

j. The project site is not subject to risks relating to seiche, tsunami or mudflows (2030 General Plan FEIR, 2008). **No impact** would occur with respect to this issue and further analysis is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING -- Would the proposal:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a. Development of the proposed project would not involve a road or other facility that would physically divide an established community. The project involves residential and commercial development that is generally consistent with the 2030 General Plan land use designations for the site. **No impact** would occur and further analysis of this issue is not warranted.

b. The proposed project would involve development of the site in general accordance with the uses prescribed in the 2030 General Plan. The project includes development on about 16 acres, as specified for the project site in the General Plan. The project may disturb sensitive biological resources and could potentially create adverse impacts with respect to such issues as aesthetics, air quality, biological resources, geology, and greenhouse gases. Therefore, consistency of the project with environmental policies contained in applicable local and regional plans, including the 2030 General Plan, the Calabasas Municipal Code, and the Southern California Association of Government's (SCAG's) Regional Comprehensive Plan and Regional Transportation Plan-Sustainable Communities Strategy will be discussed in an EIR. Impacts would be **potentially significant unless mitigation is incorporated**.

c. The proposed project would not conflict with any habitat conservation plan or natural community conservation plan as the project site is not subject to such plans. **No impact** would occur and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a-b. The proposed project would not entail construction of structures or facilities for the purposes of extraction or exploration of mineral resources and the project would not result in the loss of availability of a mineral resource of local, regional, or statewide importance (2030 General Plan FEIR, 2008). **No impact** would occur with respect to mineral resources and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	☐	☐	☐	☒

a-d. The project site is adjacent to Las Virgenes Road and approximately 700 feet southeast of U.S. Highway 101; therefore, it would be subject to noise from traffic on these roadways. Further, project construction would temporarily increase noise levels at adjacent residences, while project operation would increase traffic along Las Virgenes Road and Agoura Road, which may adversely affect existing uses along these corridors. Development of the proposed project would also add commercial activity onsite, which could generate noise at adjacent residences. Impacts related to these issues would be **potentially significant unless mitigation is incorporated** and will be addressed in an EIR.

e, f. The airport nearest to the project site is Van Nuys Airport, located approximately 12 miles northeast of the site. The project would not be subject to excessive noise levels associated with airport operations. **No impact** would occur with respect to these issues and further analysis is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. The Southern California Association of Governments (SCAG) produces projections of regional population, which form the basis for growth projection in SCAG's 2012 Regional Transportation Plan-Sustainable Communities Strategy (RTP-SCS). SCAG's growth forecast projects a population of 24,400 for Calabasas in 2035, an increase of 457 from the estimated 2013 population of 23,943 (California Department of Finance, 2014). As discussed in Section 4.10 of the 2030 General Plan FEIR (2008), given that Calabasas is almost entirely built out and the General Plan includes numerous policies and objectives aimed at limiting further growth, no exceedance of SCAG population forecasts for the City is anticipated.

The proposed project would involve development of the project site in general accordance with the uses prescribed in the 2030 General Plan. Specifically, development of the proposed project would add 71 new dwelling units. According to the California Department of Finance (2014), the average household density in Calabasas is 2.74 residents per unit. Based on this average, the project would add an estimated 195 residents for a total City population of 24,138 residents (262 residents fewer than SCAG's growth forecast for Calabasas). Therefore, development of the proposed project would not add population beyond that anticipated in the 2030 General Plan projection, which is consistent with SCAG's 2030 growth forecast (2030 General Plan FEIR, 2008). Impacts would be **less than significant** and further analysis of this issue is not warranted.

b-c. The project site is currently vacant. Thus, project implementation would not displace people or housing. **No impact** would occur and further analysis of these issues is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☒	☐	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

a(i). The Los Angeles County Fire Department (LACFD) provides fire protection services to the project site. The nearest fire station is Station #125, located at 5215 Las Virgenes Road, in Calabasas. The site is approximately one half mile (driving distance) from the fire station, with access via Las Virgenes Road.

The proposed project would incrementally increase demand for fire protection service. However, the proposed project would be required to pay standard development impact mitigation fees. In addition, the applicant would be required to comply with the Fire Code and LACFD standards, including specific construction specifications, access design, location of fire hydrants, and other design requirements. Since the project site is within the current service area for Station #125, it would not require the construction of new fire protection facilities. Impacts related to fire services would be **less than significant** and further analysis of this issue is not warranted.

a(ii). The Los Angeles County Sheriff's Department (LASD) provides police protection service in Calabasas and to the project site. The LASD is located at 27050 Agoura Road in the City of Agoura, approximately one mile (driving distance) from the project site. The proposed project would incrementally increase demand for police protection service. However, project implementation would not create the need for new or expanded police protection facilities. Therefore, impacts related to police protection services would be **less than significant** and further analysis of this issue is not warranted.

a(iii). The Las Virgenes Unified School District (LVUSD) provides primary and secondary public education services to the project site. LVUSD manages three schools located within the attendance area of the project site: Calabasas High School, A. E. Wright Middle School, and Lupin Hill Elementary School. The proposed project would increase school enrollment and could result in exceedances of capacity at LVUSD schools. Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998) states that payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization. However, because the 2030 General Plan FEIR from 2008 found that Lupin Hill Elementary School was 7% overcapacity and Calabasas High School was 4% over capacity (2030 General Plan FEIR, 2008), impacts would be **potentially significant unless mitigation is incorporated**; therefore, this issue will be studied further in an EIR.

a(iv). Development of the proposed project would add 71 new dwelling units. According to the California Department of Finance (2014), the average household density in Calabasas is 2.74 residents per unit. Based on this average, the project would add an estimated 195 residents. The City of Calabasas maintains a parkland target ratio of 3 acres per 1,000 residents. Thus, 195 residents would result in a demand of 0.6 acres of parkland. To offset this incremental increase in park demand, the project allocates about 61.2 acres for open space on-site and also includes a private community recreation area. The community recreation area consists of a pool, spa, multi-purpose room, meeting room, and grassy areas. Impacts related to parks would be **less than significant** and further analysis of this issue is not warranted.

a(v). The project site would be served by the Calabasas Library, which opened in July 2008. The library is expected to meet the City's library needs through 2030 (2030 General Plan FEIR, 2008). Therefore, because the proposed project would not add population beyond that anticipated in the 2030 General Plan projections, significant impacts related to libraries are not anticipated. Impacts relating to other services would be **less than significant** and further analysis of these issues is not warranted.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a-b. Please see the discussion above under Item XIII.a.iv. Impacts related to recreation would be **less than significant** and further analysis of these issues is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. TRANSPORTATION / TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

a-b. The proposed project would generate increased traffic on surrounding roadways, particularly Las Virgenes Road and Agoura Road, and may alter existing traffic patterns. Project-generated traffic could potentially cause exceedances of City level of service standard and, therefore, may also conflict with local and regional congestion management standards. Impacts related to these issues would be **potentially significant unless mitigation is**

incorporated and will be studied further in an EIR. A traffic study will be prepared in conjunction with the Draft EIR.

c. Van Nuys Airport is the airport nearest to the project site, approximately 12 miles northeast. Implementation of the proposed project would have no effect on air traffic patterns, including either an increase in traffic levels or a change in location that results in safety risks. **No impact** would occur and further analysis of these issues is not warranted.

d-f. The project does not include any design features or incompatible uses that would increase traffic hazards. As a condition of project approval, the project would be required to provide adequate emergency access, based on Article III of the City Development Code, which includes specific site planning and project design standards intended to address such issues as traffic hazards and emergency access. In addition, the project would be subject to the LACFD and LASD review, prior to approval, to ensure that access needs are met. The project would not affect existing pedestrian facilities or conflict with adopted policies plans or programs regarding public transit. As such, impacts relating to traffic hazards and emergency access would be **less than significant** and further analysis of these issues is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

a, b, e. Wastewater generated in Calabasas is treated at the Tapia Water Reclamation Facility (TWRF), operated by Las Virgenes Municipal Water District (LVMWD). The TWRF has a capacity of 16 million gallons per day (mgd) and currently treats an average of 9.5 mgd (LVMWD, 2011). Therefore, there is a surplus capacity of 6.5 mgd. Wastewater generation factors from the City of Los Angeles CEQA Thresholds Guide were used to estimate the proposed project's wastewater generation. As shown in Table 2, the proposed project would generate about 31,930 gallons of wastewater per day (0.032 mgd).

Table 2
Projected Wastewater Generation

Land Use	Units	Wastewater Generation Factor	Wastewater Flow (Gallons Per Day)
Single Family Residential	71 units	230 gpd/unit	16,330
Hotel	120 rooms	130 gpd/room	15,600
Total Wastewater Generation			**31,930**

gpd = gallons per day sf = square feet
Source: City of Los Angeles, CEQA Thresholds Guide Document, 2006.

Wastewater generated by the proposed project would account for approximately 0.5% of the Tapia Water Reclamation Facility's available treatment capacity. Therefore, impacts related to wastewater treatment would be **less than significant** and further analysis of these issues is not warranted.

c. Please see Item VIII, *Hydrology and Water Quality*, for a discussion of storm drain infrastructure. Impacts related to this issue would be **potentially significant unless mitigation is incorporated**; therefore, this issue will be studied further in an EIR.

d. The Las Virgenes Municipal Water District (LVMWD) provides water service in Calabasas.

The reliability of the LVMWD's water supply is currently dependent on the reliability of its imported water supplies, which are managed and delivered by the Metropolitan Water District of Southern California (MWD). As shown in Table 3, the proposed project would generate demand for about 38,316 gallons of water per day or 43 acre-feet per year.

Table 3
Project Water Demand

Land Use	Units	Demand Factor	Demand (Gallons Per Day)	Demand (Acre-Feet Per Year)
Single Family Residential	71 units	276 gpd/unit	19,596	22
Hotel	120 rooms	156 gpd/room	18,720	21
Total Water Demand			**38,316**	**43**

gpd = gallons per day
Source: City of Los Angeles, CEQA Thresholds Guide Document, 2006.
Water demand is assumed to be 120% of wastewater generation, as shown in Table 2, in order to account for landscape irrigation.

Table 4 compares LVMWD water supplies to forecast demand under normal year conditions and multiple dry years based on the LVMWD's 2010 Urban Water Management Plan. The LVMWD has sufficient water supplies to meet forecast demand for the normal year as well as dry years 1, 2, and 3 of a multiple dry year scenario.

The proposed project would generate demand for about 43 acre-feet of water per year. The proposed project is consistent with the level of development that was anticipated for the project site under the 2030 General Plan and the LVMWD 2010 UWMP water demand forecasts account for growth anticipated under the 2030 General Plan. Consequently, the increase in water demand associated with the proposed project can be accommodated with existing and planned supplies. Impacts to water supply would therefore be **less than significant** and further analysis of this issue is not warranted.

Due to the driest year in recorded history, the governor proclaimed a State of Emergency for California in 2014 and directed officials to take all necessary actions to prepare for drought conditions. LVMWD and MWD support the Governor's action, which calls for a voluntary 20% water use reduction.

Despite the record dry conditions, MWD does not plan to impose water supply restrictions. LVMWD continues to enforce the following mandatory water restrictions for its customers:

1. Irrigation is prohibited between the hours of 10 a.m. and 5 p.m.
2. Irrigation water may not run off your property into streets, gutters or onto adjacent properties.

Table 4
LVMWD Water Supply and Demand in Normal Year and Single and Multiple Dry Years (Acre Feet)

Normal Year	**2015**	**2020**	**2025**	**2030**	**2035**
Supply Totals	46,553	49,591	54,434	54,163	52,845
Demand Totals	28,829	28,219	30,280	32,304	33,252
Reserves (Supply – Demand)	17,724	21,372	24,154	21,859	19,953
Multiple Dry Year No. 1	**2015**	**2020**	**2025**	**2030**	**2035**
Supply Totals	34,132	35,979	38,479	39,498	39,384
Demand Totals	33,981	33,261	35,690	38,077	39,193
Reserves (Supply – Demand)	152	2,718	2,788	1,421	190
Multiple Dry Year No. 2	**2015**	**2020**	**2025**	**2030**	**2035**
Supply Totals	33,986	36,484	38,973	39,730	39,615
Demand Totals	33,837	33,747	36,168	38,300	39,423
Reserves (Supply – Demand)	149	2,737	2,806	1,430	191
Multiple Dry Year No. 3	**2015**	**2020**	**2025**	**2030**	**2035**
Supply Totals	33,839	36,988	39,468	39,961	39,846
Demand Totals	33,693	34,233	36,645	38,523	39,653
Reserves (Supply – Demand)	147	2,755	2,823	1,438	192

Source: Las Virgenes Municipal Water District, 2010 Urban Water Management Plan, June 2011.

3. Irrigation may not occur during periods of rain or in the 24 hours following rainfall of an inch or more.
4. The washing down of sidewalks, parking areas and driveways is not permitted, unless an approved water broom is used.
5. A trigger nozzle is required on hoses used for home car washing.

f, g. The Calabasas Sanitary Landfill, located adjacent to the U.S. Highway 101 on Lost Hills Road, would receive solid waste generated by the proposed project. The total capacity of the Calabasas Landfill is 69.3 million cubic yards and its remaining capacity is approximately 18.1 million cubic yards (CalRecycle, SWIS, 2014). An average of 581 tons of waste is deposited in the landfill daily, with a permitted maximum daily capacity of 3,500 tons per day (CalRecycle, 2013 Landfill Summary Tonnage Report, 2014). Thus, the average daily surplus is 2,919 tons per day. As shown in Table 5, the proposed project would generate about 1,190 pounds, or 0.6 tons, of solid waste per day before mandated diversion.

Table 5
Project Solid Waste Generation

Land Use	Area	Generation Factor	Solid Waste Generated (lbs/day)	Solid Waste Generated (tons/year)
Single Family Residential	71 units	10 lbs/unit/day	710	130
Hotel	120 rooms	4 lbs/room/day	480	87
Total Solid Waste Generation			**1,190**	**217**

** Note solid waste generated as shown herein does not include mandated diversion requirements.*
sf = square feet
Source: CalRecycle, 2013. http://www.calrecycle.ca.gov/wastechar/wastegenrates/Residential.htm, http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/Commercial.htm, http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/Service.htm.

The proposed project would be subject to federal, state, and local regulations related to solid waste, recycling, and water conservation, including the City's 75% waste diversion rate goal, which would reduce the total amount generated to about 298 pounds per day (55 tons per year). The Calabasas Landfill has a surplus of 2,919 tons per day, or 1.07 million tons per year. Therefore, the landfill has adequate capacity to serve the proposed project and impacts would be **less than significant**. Further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a-c. As described in the sections above, the proposed project may generate impacts in the following areas: Aesthetics, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning (Policy Consistency), Noise, Public Services (Schools), and Transportation/Traffic. These issue areas as well as potential cumulative impacts will be evaluated in the EIR, and any feasible mitigation measures will be identified to avoid and/or reduce any significant impacts.

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