

**Table 5-2
City of Calabasas General Plan Consistency Analysis**

Applicable General Plan Policies	Consistency Analysis	Consistency Determination
GENERAL PLAN LAND USE ELEMENT		
<i>Community Structure</i>		
Policy A-1: Emphasize retention of Calabasas' natural environmental setting, semi-rural character and scenic features, as priority over the expansion of urban areas.	The 21-acre site is adjacent to and east of the Santa Monica Mountains Conservancy land. The site's most significant resources are located within the northeast portion of the property. Steep scenic hillsides and oaks dominate this portion of the property, which can be viewed from several vantage points throughout the community including the Highway 101 Scenic Corridor. This hillside also contains seven (including five heritage oak trees) of the nine total on-site oak trees. The project is designed to preserve the 12-acre portion of the property.	Consistent
Policy A-5: Promote a citywide open space system consisting of 3.0 acres per 1,000 population of active recreational land and 3,000 acres of protected natural open space whose location and size represents an extensive network of protected areas with a high degree continuity and systemic order of purposes, including resource conservation, recreation, and protection of public safety.	The subject residential project is proposing to preserve 12 acres for permanent open space located in the eastern portion of the property. This portion (largely consisting of steep hillside) of the property will continue to dominate existing scenic views and will preserve the large continuous view of open space land from several vantage points.	Consistent
<i>Community Character</i>		
Policy C.1: Preserve those features which combine to create Calabasas' unique character, including an impressive physical setting, dominated by rolling hills, oak woodlands visible from the Ventura Freeway and a sense of leaving the Los Angeles metropolitan area upon entering Calabasas due to the contrast between the intensity of the metropolitan area and the openness and scenic beauty of the community's natural environment due to the	The site plan is designed to preserve the most significant scenic resource, which is the steep west facing hillside that is visible from many vantage points including the Highway 101 Scenic Corridor. The project avoids developing this northeast portion of the property, which contains natural hillsides that range from 45% to 55% slope. The majority of the land proposed for development is on existing hillsides with slope gradients ranging from 20% to 30%. The project utilizes a clustered design in order to preserve significant natural features.	Consistent

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<p>preservation of significant features, and incorporation of open spaces into the fabric of new developments.</p>	<p>The residential project is proposing to develop 9 acres of a 21-acre site (43%). The remainder of the land will be dedicated open space for the purposes achieving land consistency with the adjacent Santa Monica Mountains open space land and to maintain the natural hillside character which defines the Las Virgenes Valley.</p>	<p>Consistent</p>
<p>Policy C.3: In addition to the mass and scale of the structure, maintain the total square footage of structures at a size that maintains the area's open character, and is compatible with the open space characteristics of the surrounding hillside.</p>	<p>The site plan has incorporated a "break" or opening in the clustered home design by providing a pocket park adjacent and above Las Virgenes Road. This park is designed to preserve hillside views from the Las Virgenes Scenic Corridor. The design and orientation of the residential lots also provides the homes with views to the hillside to the west while maintaining the scenic hillside environment to the east.</p>	<p>Consistent</p>

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GENERAL PLAN CONSISTENCY REVIEW PROGRAM		
<i>Grading</i>		
<p>1. Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following: Slopes between 20% and 30%: Limited grading may occur.</p>	<p>Per the Consistency Review Guidelines, the project avoids developing the northeast portion of the property, which contains natural hillsides that range from 45% to 55% slope. The majority of the land proposed for development is on existing hillsides with slopes between 20% to 30%. As recommended, the project is utilizes a clustered design in order to preserve significant natural features. The site plan design also incorporates narrow lot widths (approx. 40 feet) that step-up with the terrain in order to create a more naturally occurring hillside development condition.</p>	Consistent
<p>2. Manufactured slopes in excess of five vertical feet (5') shall be landform graded. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.</p>	<p>The project includes several manufactured slopes in excess of five vertical feet. Per the Consistency Review guidelines, these manufactured slopes shall be landform (contour) graded. The grading plan is design with landform or contour grading throughout the project site with the exception of a fill slope design at the northwest corner of the project site. In order to meet the Consistency Review guidelines, the project should be conditioned to redesign this manufactured slope in order to simulate the appearance of the surrounding natural terrain.</p>	Consistent upon revisions to the Grading Plan that include additional contour grading
<p>3. Slopes created by grading shall not exceed 50 percent or 2:1, without a soils report and stabilization study indicating a greater permissible slope, and shall not exceed 30 feet in height between terraces or benches.</p>	<p>The as designed in the project grading plan do not exceed the maximum 50 percent or 2:1 slope gradient. The grading plan also incorporates terraces every 25 vertical feet to ensure slope stability and create additional visual relief from Las Virgenes Road.</p>	Consistent
<p>4. Grading and project design shall address and mitigate impacts to habitat linkages/wildlife corridors.</p>	<p>The proposed building envelope is clustered adjacent to Las Virgenes Road for the purposes of retaining a significant portion of undisturbed hillside land adjacent to the "Baldwin" Open Space. This open space area is also proposed for use as a biological mitigation area, which will include enhancement of native California grassland. Therefore, the project design will be compatible with the adjacent habitat linkages/wildlife corridors.</p>	Consistent

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<i>Project Site Planning</i>		
<p>5. The overall project design/layout shall adapt to the natural hillside topography and maximize view opportunities. The project should fit the hillside rather than altering the hillside to fit the project.</p>	<p>The site plan and grading program are designed to preserve the most significant scenic resource (the steep northeast hillside that is visible from many vantage points including the Highway 101 Scenic Corridor). The site plan has incorporated a “break” or opening in the clustered home design by providing a pocket park adjacent and above Las Virgenes Road. This park is designed to provide hillside views from the Las Virgenes Scenic Corridor.</p>	Consistent
<p>6. Grading of ridgelines is prohibited. Structures shall be sited sufficiently below ridgelines so as to preserve unobstructed views of a natural skyline. In cases where application of this performance standard would prevent construction of any structures on a lot of record, obstruction of views of a natural skyline shall be minimized, and landscaping shall be provided to soften the impact of the new structure.</p>	<p>The project is design so that all construction activities would occur toward the lower elevations of the site. Landscaping is also proposed along the slopes fronting Las Virgenes Road to soften the impact of the new structures.</p>	Consistent
<p>7. Site design should utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain: Allow for different lot shapes and sizes, with the prime determinant being the natural terrain. Encourage split pads in large development projects. Allow flag lots in areas where it is demonstrated that the end result is the preservation of natural topography by minimizing grading, and if the lot can be designed to provide adequate visibility for emergency vehicle response.</p>	<p>The proposed project includes homes and lots with narrow widths (30 and 40 feet respectively). These narrow widths allow the lots to “step” with the terrain. The project also incorporates a variety of lot sizes with angle and flag lot designs in order to accomplish the clustered design that will preserve a significant portion of the site. The site plan is designed with slightly staggered setbacks and house lengths and angles. When combined with a meandering main street (parallel with Las Virgenes Road), the project is in compliance with the goal of creating variety and identity along the project frontage.</p>	Consistent

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<p>8. Structures shall be sited in a manner that will: fit into the hillside's contour and relate to the form of the terrain: retain outward views from the maximum number of units while maintaining the natural character of the hillside; and preserve vistas of natural hillside areas and ridgelines from public places and streets. Buildings should be located to preserve existing views and to allow new dwellings access to views similar to those enjoyed from existing dwellings.</p>	<p>The majority of the land proposed for development is on existing hillsides with slope gradients ranging from 20% to 30%. As recommended, the project utilizes a clustered design in order to preserve significant natural features.</p> <p>The site plan design incorporates a "break" or opening in the clustered home design by providing a pocket park adjacent and above Las Virgenes Road. This park is designed to provide hillside views from the Las Virgenes Scenic Corridor. The design and orientation of the lots also allows for most of the homes to have views to the hillside to the west.</p> <p>The subject residential project is proposing to preserve 12 acres of open space located in the eastern portion of the property. This portion of the property is highly visible from many vantage points including the Highway 101 Scenic Corridor. Therefore, the scenic ridgelines to the east, south and north will not be significantly altered by this residential project.</p>	<p>Consistent</p>
<p>9. Clustered development is discouraged where the average slope exceeds 20 percent as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state.</p>	<p>The site plan is designed to preserve the most significant scenic resource, which is the steep northeast hillside that is visible from many vantage points including the Highway 101 Scenic Corridor. The project avoids developing this northeast portion of the property, which contains natural hillsides with slopes that range from 45% to 55%. The majority of the land proposed for development is on existing slopes with gradients ranging from 20% to 30%. The project utilizes a clustered design in order to preserve significant natural hillside topography.</p>	<p>Consistent</p>

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<p>10. The project design should maximize public access to canyons, overlooks, and open space areas by: providing open space easements between lots or near the end of streets or cul-de-sacs; and designating public pathways to scenic vistas.</p>	<p>The subject project is proposing to preserve 12 acres of open space located in the eastern portion of the property adjacent to the Santa Monica Mountains open space. The site plan design provides direct access to the 12 acres to residents of the development via trails and walkways. Moreover, there are two existing trailheads located just north and south of the proposed development which will be directly accessible from within the proposed development.</p>	<p>Consistent</p>
<p>11. New discretionary development projects subject to General Plan consistency findings should use retaining structures when it significantly reduces grading; however, such retaining structures shall be located and restricted in height so that they do not become a dominant visual feature of the parcel.</p>	<p>The project includes the construction of retaining walls along the western project boundaries (adjacent to Las Virgenes Road) and throughout the development area. These soil retention structures reduce on-site grading quantities. The retaining walls proposed within the interior portions of the development will not dominate views into and out-of the development area. However, the retaining walls proposed along Las Virgenes Road will dominate views into the western portions of the property. Therefore, significant landscaping will be required to soften the more suburban views.</p>	<p>Consistent with the incorporation of significant landscaping into the development concept.</p>
<p>12. Where retaining walls face public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.</p>	<p>The retaining walls visible from Las Virgenes Road will be constructed from either split-faced block material or other materials similar in color and texture with the surrounding soil and bedrock deposits. These building materials will blend into the surrounding natural character and hillside terrain.</p>	<p>Consistent</p>
<p>13. Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.</p>	<p>The applicant is proposing either terraced retaining walls or a Verdura wall system capable of providing varying slope gradients. The project landscaping program includes planting within and in front of these retaining walls to help screen them from view.</p>	<p>Consistent</p>

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<i>Architectural Design</i>		
<p>14. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.</p>	<p>The project architectural design is consistent with the Monterey Architectural design theme included in the Las Virgenes Gateway Master Plan. This architectural style was chosen primarily because of its historical ties to the region. Although the proposed residences are two-stories in height, they are at or beneath the City's maximum height requirement and thus cannot be considered significantly intrusive.</p>	Consistent
<p>15. The overall height of a building is an important aspect of how well it fits into the existing character of the neighborhood and its hillside environment. Houses shall not be excessively tall so as to dominate their surroundings or create a crowded appearance in areas of small lots. Structures should be stepped down hillsides and contained within a limited envelope parallel to the natural grade, rather than "jutting out" over natural slopes.</p>	<p>The subject residential development will include two-story structures at or below the City's maximum height requirement. Although the development will be clustered in a 9-acre area adjacent to Las Virgenes Road, lot sizes will be similar to the surrounding residential developments. Moreover, the surrounding open space to the east will reduce the perception of crowding within the development area. Appropriate setbacks are proposed from the tops of slope to help reduce the "looming" presence over the Las Virgenes Road streetscape.</p>	Consistent
<p>16. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character.</p>	<p>The individual residential units will be of appropriate scale and mass to avoid significantly altering the existing hillside character along Las Virgenes Road. The steeper slopes along the eastern portions of the property will be preserved in perpetuity as part of this development. These slopes are most visible from the US 101 Scenic Corridor and thus help to preserve the contrast between the intensity of the suburban area and the openness and scenic beauty of the City's natural environment.</p>	Consistent
<p>17. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.</p>	<p>The City's Architectural Review Panel has reviewed the proposed structural elevations and found them generally acceptable. The elevations incorporate exterior articulation, use of overhangs, and other accoutrements designed to create variation among the various building elevations.</p>	Consistent

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<p>18. Wall surfaces facing towards viewshed areas shall be minimized through the use of single story elements, setbacks, roof pitches, and landscaping.</p>	<p>Wall surfaces facing Las Virgenes Road are currently designed as two-story structures. However, significant landscaping is proposed to soften the view impact on the Las Virgenes Scenic Corridor. The project design is located directly adjacent to Las Virgenes Road and has preserved the upper portion of the subject parcel adjacent to the existing Baldwin Open Space. As a result, the project will not significantly impact scenic views from the surrounding scenic corridors.</p>	<p>Consistent</p>
<p>19. Collective mass roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside.</p>	<p>The residential roof lines are oriented in a west to east direction. This reflects the naturally occurring topographical variation of the subject site and the surrounding open space. The chosen roof colors will mimic the surrounding hillside environments.</p>	<p>Consistent</p>
<p>20. Based upon the graphic principle that dark colors recede and light colors project, medium to dark colors which blend with the surrounding environment should be used for building elevations and roof materials in view-sensitive areas.</p>	<p>The portion of the subject site proposed for development is not located on or near a ridgeline. The Las Virgenes Valley is considered a view sensitive area. Therefore, the project is required to incorporate colors that blend into the surrounding hillsides.</p>	<p>With mitigation, the project is consistent</p>
<p>21. Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided. No one dwelling should stand out.</p>	<p>The City's Architectural Review Panel has reviewed the proposed structural elevations and found them to be generally acceptable. The elevations incorporate exterior articulation, use of overhangs, and other accoutrements designed to create variation among building elevations. The architectural style is consistent with the Las Virgenes Gateway Master Plan.</p>	<p>Consistent</p>
<p>22. Exposed structural and mechanical elements, unless well integrated into the design concept are unsightly and are to be avoided. Exposed structures are often eyesores for people who are lower downhill.</p>	<p>All structural and mechanical elements considered visually obtrusive have been appropriately sited to reduce their visibility from people at lower vantage points. Air conditioning units or other unsightly mechanical components will not be visible from City's designated Scenic Corridors</p>	<p>Consistent</p>

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<p>23. Roof materials shall be of fire-retardant material. Special attention to coordinating roof design with the underlying contour of the land is important because of their dominating appearance.</p> <p><i>Landscape Treatment</i></p>	<p>The roof materials will be composed of fire resistant tiles appropriate for structures within a high fire zone. These roof materials will also compliment the Monterey Style of architecture required of developments within the Las Virgenes Gateway Master Plan</p>	<p>Consistent</p>
<p>24. The interface between developments and open space is critical and shall be given special attention. Slope plantings should create a gradual transition from developed slope areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.</p>	<p>The current slope-landscaping plan is consistent with LA County Fuel Modification requirements. As a result, native, fire resistant plant materials will be planted on the slopes behind the primary development areas. This slope planting palette will blend with the surrounding open space areas to the east and thus will create a consistent vegetative cover.</p>	<p>Consistent</p>
<p>25. Planting along the slope side of development shall be designed to allow controlled views out, yet partially screen and soften the architecture. In general, 50 percent screening with plant materials should be accomplished.</p>	<p>All slope plantings will consist of native grasses, trees and shrubs. These mixes of plant types will provide partial visual screening yet also provide controlled views from the development.</p>	<p>Consistent</p>
<p>26. Trees are to be arranged in informal masses and shall be placed selectively to reduce the scale of long, steep slopes.</p>	<p>Based on a review of the conceptual landscaping program, the tress proposed for planting are arranged in informal masses similar to the surrounding natural environment.</p>	<p>Consistent</p>
<p>27. Shrubs are to be randomly spaced in masses.</p>	<p>The conceptual landscaping plan includes the planting of randomly spaced shrubs to create a more natural landscaped environment.</p>	<p>Consistent</p>

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<i>Slope Maintenance</i>		
<p>28. New development within hillside areas shall be conditioned upon: the preparation and recordation of a declaration of covenants, conditions and restrictions providing for the development and maintenance of manufactured slopes; in the case of a parcel map or subdivision, the subdivider's supplying a program and/or staff for preventive maintenance of major manufactured slope areas. Such program must be approved prior to approval of a final map, and shall include homeowner slope maintenance requirements and guidelines to be incorporated into the declaration of covenants, conditions, and restrictions.</p>	<p>Prior to approval of the final map, the City Attorney will ensure that the proposed CC and R's governing the proposed residential subdivision include adequate slope maintenance provisions.</p>	Consistent
<p>29. A minimum five-year revegetation monitoring and maintenance program is required for all development requiring slope bank and/or habitat vegetation. The revegetation monitoring program shall include monthly inspection for months one through 12, quarterly inspection for months 12 through 36, and semi-annual inspection for months 36 through 60. Inspections shall be performed by a qualified botanist subject to City approval.</p>	<p>The applicant is currently preparing a native grassland enhancement program for implementation within the proposed 12-acre open space area. As part of the project's public review process, the City Council will review this native grassland enhancement program to ensure if adequately reduces impacts to this threatened plant community.</p>	Consistent

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<u>Performance Standards For Biological Resources</u>		
<p>30. Within the "Preservation," "Retention," and "Partial Retention" land management classes, the vegetative resources which contribute to habitat carrying capacity (vegetative species diversity, faunal resting areas, foraging areas and food sources) and other significant biotic features are preserved place.</p>	<p>The subject development parcel is consistent with the "Partial Retention" Land Management Plan. The proposed residential project will require removal of approximately 1.32 acres (68%) of the existing native grassland found on-site. Therefore, the proposed development is not consistent with this general plan provision.</p>	<p>Inconsistent</p>
<p>31. Within the "Preservation," "Retention," and "Partial Retention" land management classes, the following are considered to be unacceptable impacts for which overriding considerations are inappropriate: a net loss of wetlands or riparian vegetation (also applies to "Modification" land management classification); a measurable reduction in species diversity; of loss of breeding and roosting areas, foraging areas, habitat linkages, or food sources that will result in a measurable reduction in the reproductive capacity of biotic resources.</p>	<p>The subject development project will not result in a net loss of wetlands or riparian vegetation, will not measurably reduce species diversity, or result in measurable reduction in the reproductive capacity of biotic resources. A qualified biologist completed a biological assessment. This study did not identify any impacts to wetlands or other riparian resources.</p>	<p>Consistent</p>
<u>Air Quality Performance Standards</u>		
<p>32. Appropriate air quality mitigation measures shall be incorporated into development project design and operation. Air pollutant generation reduction calculations are to be based on the South Coast AQMD's CEQA Air Quality Handbook.</p>	<p>The project is required to incorporate all feasible air quality mitigation measures into the construction and operational phases of the development. Impacts on air quality are considered less than significant</p>	<p>Consistent</p>

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<u><i>Air Quality Performance Standards for Low Density Residential Development</i></u>		
<p>33. The design of new subdivisions shall encourage opportunities for residents to work at home, thereby reducing vehicle trips and associated vehicular emissions.</p>	<p>The project will be designed with the latest communication technology. This will facilitate “working from home,” which may reduce the project’s overall traffic impacts.</p>	<p>Consistent</p>
<p>Where feasible, high-technology telecommunication links (e.g. fibre optic) are to be incorporated into project infrastructure. The number of telephone lines and phone jacks within individual dwellings should be sufficient to facilitate working at home, including setting up a computer work station with a fax and modem.</p>		
<u><i>Resources Performance Standards</i></u>		
<p>34. To meet the City’s overall water conservation performance objective, projects will be reviewed to assess their compliance with the following. Incorporation of drought tolerant and low water using plants in the landscape plans; maximize preservation of natural vegetation.</p> <p>(a) Incorporation of water conservation techniques into the design of the irrigation system through such techniques as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, rain sensors, and automatic irrigation systems.</p> <p>(b) Clustering of landscaped areas to maximize the efficiency of the irrigation system; design of irrigation systems to eliminate watering of impervious surfaces.</p>	<p>Individual landscaping on single-family homes on the proposed residential project will be subject to City review per the City’s Water Efficient Landscape Ordinance. Individual homes will incorporate drought tolerant plants on their landscape plans. This will maximize preservation of natural vegetation.</p>	<p>Consistent</p>

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<p>(c) Installation of water conserving kitchen and bathroom fixtures and appliances, installation of thermostatically controlled mixing valves for baths and showers, and insulation of hot water lines.</p>		
<p>35. Within residential subdivision model complexes, at least one model shall be landscaped with drought tolerant plants; the sales office shall also provide information to buyers regarding drought-tolerant planting and water conservation techniques.</p>	<p>The proposed residential model complex will contain at least one model with landscaping containing drought tolerant plants. The sales office will provide information to buyers regarding drought tolerant planting and water conservation per City of Calabasas standards.</p>	<p>Consistent</p>
<p>36. Where reclaimed water is or can be feasibly made available by the Las Virgenes Municipal Water District and where use of reclaimed wastewater is legally permissible, the installation of a reclaimed water system for irrigation purposes will be required.</p>	<p>The project will be connecting to the existing reclaimed water system located beneath Las Virgenes Road.</p>	<p>Consistent</p>
<p>37. As part of developments subject to Water Resources Performance Standards, proposed development project shall prepare a “Runoff Mitigation Plan” that illustrates the Best Management Practices that will be employed to prevent pollutants and sediments from running off the built project. The plan shall be designed to ensure that no new sediments or pollutants will wash off the site during rainfall event. If the project site is over five acres in size, a Storm Water Pollution Prevention Plan as prepared for the NPDES may be acceptable to the City in place of the Runoff Mitigation Plan.</p>	<p>The City’s Public Works Department will require the preparation of a Storm Water Pollution Prevention Plan to reduce erosion and sedimentation on the subject both during and after construction. Feasible Best Management Practices will be required as part of the Runoff Mitigation Plan.</p>	<p>Consistent</p>

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<p>38. To slow runoff and maximize infiltration, the following minimum percentages of a development site must either be landscaped or constructed with pervious paving materials.</p>	<p>The proposed project design does meet the City's pervious surface requirements. Over 50% of the subject site will remain in its natural state, allowing significant infiltration and percolation during a storm event.</p>	<p>Consistent</p>
<p>39. Swales, berms, green filter strips, infiltration pits, and/or sediment traps shall be provided, where feasible, as part of site stormwater runoff management systems to slow runoff and direct runoff to permeable or landscaped areas, thereby reducing pollutant loading in area waterways.</p>	<p>The project includes the construction of a debris/detention basin along the northern portion of the property. This basin is design to trap sediments and filter surface runoff prior to percolation into groundwater.</p>	<p>Consistent</p>
<p><u><i>Erosion Control Performance Standards</i></u></p>		
<p>40. Concurrent with submittal of a grading plan, submittal of water erosion and dust control plans to the City are required. Erosion control plans will be reviewed concurrently with the grading plan.</p> <ul style="list-style-type: none"> • Erosion control plans shall be prepared and shall cover all areas impacted by the proposed grading. • The erosion control plans shall address methods of control (e.g., detention basins, check dams, sandbagging), and interim storm drain construction if required. • Grading plans shall include appropriate and feasible measures to minimize dust. Erosion control measures shall be in place prior to the rainy season. 	<p>See 37 above.</p>	<p>Consistent</p>

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<ul style="list-style-type: none"> • Erosion control measures shall be in place prior to the rainy season. • Erosion control measures shall be implemented as soon as grading operations commence, and shall remain in operation until improvement construction has begun within the controlled area. 		
<p>41. The physical extent of graded areas shall be minimized. Cleared areas are to be landscaped with temporary ground cover as soon as is feasible after grading. Such measures are to remain in place until permanent landscaping can be installed.</p>	<p>As part of the project's erosion control plan, all slopes and cleared areas will be revegetated as soon as possible after grading.</p>	<p>Consistent</p>
<p><u>Solid Waste Management Performance Standards</u></p>		
<p>42. All new development projects within Calabasas are to be consistent with the provisions of the City's Source Reduction and Recycling Element.</p>	<p>The proposed new residential use will subject to the City's source reduction and recycling program. The City's trash haulers will provide recycling bins for all project residents.</p>	<p>Consistent</p>
<p><u>Seismic And Geologic Hazards Management Performance Standards</u></p>		
<p>43. The design of all new structures shall comply with the latest Uniform Building Code seismic design standards, as well as such supplemental design criteria as the City may adopt to ensure that:</p> <ul style="list-style-type: none"> • buildings are designed so as to avoid structural collapse; • all uses needed for emergency response are designed to withstand 	<p>Building pad and structural designs are subject to review and approval by the City's Consulting Geologist prior to issuance of a grading permit. This independent review of on-site soils/geology will ensure the project is feasible from a geotechnical/geologic standpoint. Based on review of the project's geotechnical report, all geologic/soils related issues are addressed by incorporating standard geotechnical mitigation measures.</p>	<p>Consistent</p>

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<p align="center">sufficient "g" force to remain functional; and</p> <p>Site-specific soils studies will be required to be submitted concurrent with submittal of grading and/or building permit applications to determine onsite soils and geologic conditions, and to define the site-specific measures that are needed to avoid unacceptable risks.</p>		
<p>44. To prevent future slope failures, new development shall be required to meet the following standards:</p> <ul style="list-style-type: none"> • achieve a Factor of Safety² of 1.5 against shear failure; and • achieve a Factor of Safety of 1.1 against seismically induced slope failure. 	<p>The geotechnical report indicates that adequate factors of safety can be achieved once all recommended geotechnical mitigation measures have been incorporated into the project design.</p>	<p>Consistent</p>
<p><u><i>Stormwater Management And Flooding Performance Standards</i></u></p>		
<p>45. The incremental increase in stormwater runoff that will be created by a proposed development is to be retained or detained onsite unless adequate discharge downstream capacity is available. "Available capacity" is defined as not measurably expanding downstream 10-year, 25-year, or 100-year flood levels, or requiring the replacement of natural drainage courses with concrete lined channels.</p>	<p>No net increase in site runoff is anticipated with this project. On-site drainage facilities have been appropriately designed to accept overland flows resulting from significant storm events. No downstream modification to existing storm drains will be required of this project.</p>	<p>Consistent</p>
<p>2</p>	<p>"Factor of Safety" is the ratio of the resisting force to the driving force. Thus, values greater than 1.0 represent varying degrees of stability, while values under 1.0 represent varying degrees of instability.</p>	

**Table 5-2
City of Calabasas General Plan Consistency Analysis**

Applicable General Plan Policies	Consistency Analysis	Consistency Determination
<p>46. The use of pervious paving materials in hardscape areas is to be maximized, along with the provision of swale designs in landscape or grassy areas which slow runoff and maximize infiltration. Where feasible, the discharge of roof drainage is to be directed into pervious areas to reduce increases in downstream runoff.</p>	<p>The project is consistent with the City's pervious surface requirements. Pervious surfaces combined with the construction of the project's drainage facilities will maximize infiltration and percolation of water.</p>	<p>Consistent</p>
<p><i>Fire Hazard Management Performance Standards</i></p>		
<p>47. The City's objective for fire protection services is a five (5) minute response time on both a citywide and response area basis. Thus, new development shall be located such that a five minute response time can be provided. Within rural areas, however, new development may be provided with a seven minute response time if structures intended for human occupancy are sprinkled.</p>	<p>The project site is within 1.0 mile of the nearest fire station located on Las Virgenes Road. The response time is estimated at 3.0 minutes (County of LA FD, 2004).</p>	<p>Consistent</p>
<p>48. Roadways and internal circulation systems shall be designed to accommodate fire suppression equipment with adequate turn-around areas as determined by the Los Angeles County Consolidated Fire Districts.</p>	<p>The County of Los Angeles FD has reviewed the design of all interior residential streets and has found them consistent with current codes. Adequate fire and emergency access has been provided.</p>	<p>Consistent</p>
<p>49. All new development shall be provided with the water facilities needed to meet fire flow requirements as determined by the Los Angeles County Consolidated Fire Districts. Where necessary, existing fire hydrants are to be tested to confirm adequate fire flows.</p>	<p>On-site fire hydrants have been designed to County of Los Angeles FD specifications. The pressure required to serve all on-site hydrants can be provided by the LVMWD.</p>	<p>Consistent</p>

**Table 5-2
City of Calabasas General Plan Consistency Analysis**

Applicable General Plan Policies	Consistency Analysis	Consistency Determination
<p>50. New development is designated within Fire Hazard Zone IV by the Los Angeles County Consolidated Fire Districts. This zone includes wildland fire hazard areas defined as watershed lands that contain native growth and vegetation. Development located in or within 500 feet of native vegetation is subject to the following development provisions:</p> <ul style="list-style-type: none"> • use of special, fire-resistant roofing materials; • installation of chimney spark arresters and other fire protection devices; and • maintenance of fuel management zones. 	<p>The project design incorporates building techniques designed to reduce the risk of a structure fire. The proposed building materials include fire resistant roofing material, stucco exteriors, and a fuel modification management plan.</p>	<p>Consistent</p>
<p>51. Crime shall be discouraged through the incorporation of "defensible space" concepts into the design of dwellings and structures.</p>	<p>The Los Angeles County Sheriff's Department reviewed the project design. The design was found to incorporate sufficient "defensible space," concepts.</p>	<p>Consistent</p>
<p><i>Noise Management Performance Standards</i></p>		
<p>52. Require that project-related noise be no greater than a 60 dBA CNEL within known wildlife nesting or migration areas, as well as within desirable passive open space areas, as necessary to maintain tranquil open space and viable wildlife habitats and mobility.</p>	<p>The proposed residential project is not located within or near a known wildlife nesting or migration area(s). The proposed development includes the dedication of the eastern portions of the property to open space. This portion of the property is located at a considerable distance from any noise contour and the project-related noise will be no greater than 60 dBA CNEL.</p>	<p>Consistent</p>
<p><i>Project Site Planning</i></p>		
<p>53. Orient buildings for use in buffering or attenuating noise (recommended).</p>	<p>A proposed 3.0 to 3.8 foot high solid masonry sound wall is to be constructed along the southwestern portion of the first row of houses of the development. The sound wall will attenuate noise levels to meet City standards and the orientation of the remaining houses on the development are oriented to buffer noise from the roadway onto open spaces.</p>	<p>Consistent</p>

**Table 5-2
City of Calabasas General Plan Consistency Analysis**

Applicable General Plan Policies	Consistency Analysis	Consistency Determination
54. Route or align roadways away from noise sensitive receptors where this can be accomplished without creating other significant impacts (recommended).	The proposed project will conduct roadway improvements on Las Virgenes Road. The proposed improvements will not create additional noise impacts when compared to what is already existing.	Consistent
55. Provide sound attenuation walls (recommended, open space buffers and berms are preferred).	The residential project is proposing to construct a solid masonry sound wall along the western portion of the property facing Las Virgenes Road. The construction of the sound wall will attenuate noise levels primarily for the first row of buildings. Additional noise reducing construction techniques are required to reduce noise to acceptable levels.	Consistent
<i>Landscape Treatment</i>		
56. Utilize open space and landscaped buffers between uses to naturally attenuate noise with distance. Project applicants shall be responsible for providing open space buffers in the form of easements to eliminate noise encroachment from having an adverse effect. The distance shall be sufficient.	Over 50% of the subject property is being dedicated to permanent open space and habitat enhancement. Moreover, a landscape buffer on the northern and south sides of the property will reduce effects created by encroachment.	Consistent
<i>Cultural Resource Inventory Requirements</i>		
57. Prior to approving discretionary development on lands within the City of Calabasas, City staff shall review the cultural resource sensitivity of any property proposed for development by consulting available inventories of prehistoric and historic sites. Phase I studies (literature search and preliminary surface survey) shall be required on all parcels determined by the City to be potentially sensitive for subsurface cultural resources.	The project included the preparation of a Phase I Cultural Resources Inventory. The results of this study did not identify any on-site cultural or historic resources on the subject site. The City will perform standard monitoring during construction activities to ensure impacts to cultural resources remain less than significant.	Consistent

**Table 5-2
City of Calabasas General Plan Consistency Analysis**

Applicable General Plan Policies	Consistency Analysis	Consistency Determination
<i>Intersection Improvements</i>		
<p>58. Intersections along arterials and collectors should not be offset. Intersections along local and minor residential collector streets may be offset within the subdivision as a means of discouraging through traffic.</p>	<p>The project's intersection is aligned with the existing residential intersection serving the Stone Creek Community.</p>	Consistent
<p>59. Intersections may be expanded to include additional turning and through lanes to relieve congestion and improve intersection operation, so long as the intersection will continue to accommodate pedestrians and bicyclists. The design of traffic system improvements which facilitate vehicular turning and bus movements should not discourage pedestrian or bicycle movements.</p>	<p>The proposed road improvements include space for pedestrians and bicyclists.</p>	Consistent
<p>60. Plant palettes and irrigation systems shall be designed to be water efficient. The emphasis in plant selection should be on native and naturalized plants.</p>	<p>Project landscaping and the associated irrigation systems are required to be drought tolerant and water efficient.</p>	Consistent
<i>Educational Facilities Schools</i>		
<p>61. New residential development shall be responsible for providing the necessary funding/resources to establish or expand facilities commensurate to their project impact. In cases where existing school capacity is not sufficient to house the students expected from a development, implementation of appropriate funding mechanisms will be required to the extent permitted by State law.</p>	<p>Forty new residential units will impact existing school facilities. Therefore, the project applicant will pay all appropriate school impact fees to the extent permitted under State law prior to the issuance of a Certificate of Occupancy.</p>	Consistent

Table 5-2
City of Calabasas General Plan Consistency Analysis

Applicable General Plan Policies	Consistency Analysis	Consistency Determination
<i>Parks and Recreation</i>		
62. Except in cases where mitigation fees or facilities to mitigate impacts have already been provided, all new residential development, including single family and multi-family projects shall be required to provide improved land or to pay such development impacts fees as the City may establish for the provision of parks and recreational facilities.	The project will provide recreational opportunities on-site (including a park and multi-use trails connecting to the adjacent open space land). Moreover, there are public park facilities located southwest and north of the proposed subdivision. Nevertheless, the project applicant will be required to pay all applicable fees to the City's Parks and Recreation Department.	Consistent
<i>Municipal Services And Facilities</i>		
63. Applications for discretionary development permits subject to General Plan consistency findings are to be approved only after the City's approving authority has first determined that the services, infrastructure, and facilities needed to serve such development meet or exceed the General Plan objectives.	The City has solicited comments from local public service agencies (water/sewer, police, fire, schools) during the review process for this development. No significant impediments (such as inadequate infrastructure) to service exist within the proposed development area. Therefore, project will meet municipal and public service standards established in the City's General Plan.	Consistent
<i>Responsible Regionalism</i>		
64. Development proposals within the City of Calabasas will be provided to all agencies that will potentially be impacted by the proposed project for review and comment.	See explanation above.	Consistent