



August 23, 2019

Maureen Tamuri, AIA, AICP
Community Development Director
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Re: West Village at Calabasas: File No. 160003152

Dear Maureen,

This letter follows on our August 13, 2019 meeting with you and City staff to discuss the above-referenced project ("Project"). We appreciate the time you took to meet with us and have considered Staff's requests concerning the Project.

As we understand it, you have asked The New Home Company ("TNHC") to consider the following actions prior to bringing the Project back to the City Planning Commission for further review:

- (1) Prepare a new alternative ("Alternative 5") for the Project, to be included in the Alternative Analysis contained in Chapter Six of the West Village at Calabasas Project Environmental Impact Report ("Project EIR"). In general terms, Alternative 5 reconfigures and relocates the multi-family residences further East from Las Virgenes Road. This could potentially be achieved through a combination of the following:
 - a) a reduction of the residential unit count from the current 180 units;
 - b) a reduction of the number of stories from three to two on certain buildings near Las Virgenes Road; and
 - c) an increase in the number of stories from three to four on buildings further East of the project.

Alternative 5 would employ landslide remediation and stabilization measures recommended by the project's soils engineer.

- (2) Engage a mutually agreed upon third party soils expert/consultant to prepare an independent geotechnical analysis regarding the safety and feasibility of Alternative 4 of the Alternatives Analysis, in lieu of landslide remediation.

- (3) Recirculate only the Alternatives Analysis of the Project EIR, as revised with the inclusion of Alternative 5 as well as our additional analysis on the feasibility for Alternative 4, for a limited 45-day public review and comment period. Alternative 4's analysis will feature both existing analysis on the feasibility of that version of the project, as well as the additional analysis prepared by the third party soils engineer referenced in section (2) above.
- (4) Bring the Project back for Planning Commission review upon accomplishment of the above tasks.

As a preliminary note, TNHC remains committed to the Project under review by the Planning Commission, with the densities and features currently proposed. The Project is consistent with the City's General Plan and Zoning Code. It supplies critical housing units in furtherance of the City's Regional Housing Needs Assessment (RHNA) shortfalls. It has undergone extensive CEQA review. While we reserve our rights as they pertain to the Project as submitted, our impression from our August 13, 2019 meeting was that the City staff and decision-makers consider the above tasks, including providing a new alternative as described above, to be important for their ongoing deliberations.

TNHC seeks to maintain a spirit of collaboration with the City. To that end:

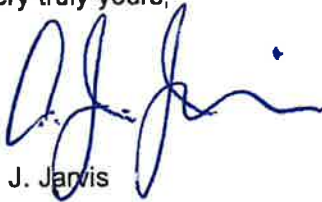
- (1) TNHC is willing to agree to the City's request to prepare the Alternative 5 analysis and submit the revised EIR Alternatives Analysis (and only the revised Alternatives Analysis) for a limited, 45-day public review and comment period.
- (2) The recirculated Alternatives Analysis section of the EIR would maintain each of the four alternatives already featured in that section, but would add an Alternative 5, as referenced above.
- (3) TNHC agrees to engagement of a mutually acceptable third party soils engineer/consultant to prepare an independent analysis of the feasibility of maintaining the landslide hazard in place with a Project buffer zone in lieu of landslide remediation.

Please note that we seek to maintain a spirit of good will with the City, but do not concede that any part of the Project EIR is inadequate or that any part of the Project EIR actually requires recirculation. Our view is that any further delay in processing the Project to a final decision is significantly prejudicial to TNHC. As a condition of TNHC's agreement to the above tasks, we would like a commitment from the City that it will process the Project application in such a manner that ensures review by both the Planning Commission and the City Council no later than the end of March 2020, as was discussed at the August 13, 2019 meeting. TNHC understands that this commitment is subject to TNHC's providing to the City the necessary information and materials for the inclusion of Alternative 5 by no later than October 31, 2019.

Maureen Tamuri, AIA, AICP
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Please let me know if the above does not accurately characterize the City's requests or if you have any questions.

Very truly yours,

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A. J. Jarvis

President, Southern California
The New Home Company

cc: Tom Bartlett, AICP, City Planner
Glenn Michitsch, Senior Planner

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Newmeyer & Dillion LLP
895 Dove Street
Fifth Floor
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949 854 7000

July 15, 2020

Michael W. Shonafelt
Michael.Shonafelt@ndlf.com

VIA EMAIL

Glenn Michitsch, LEED AP, Senior Planner
Planning Division
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302
gmichitsch@cityofcalabasas.com

Re: West Village at Calabasas: File No. 160003152

Dear Mr. Michitsch,

This office continues to represent The New Home Company ("TNHC") in connection with the above-referenced project ("Project") in the City of Calabasas ("City"). This follows on my April 17, 2020, letter to the City (enclosed) regarding the City's request for updates to the Traffic and Circulation Chapter of the West Village at Calabasas Environmental Impact Report ("Project EIR").

In my April 17, 2020, letter, TNHC expressed its ongoing concerns about the protracted delays facing the Project. TNHC also invoked its rights under the Housing Accountability Act (Gov. Code, § 65589.5) and the State Density Bonus Law (Gov. Code, § 65915). We do the same with respect to the Legislature's adoption of the Housing Crisis Act of 2019 (SB 330), which similarly applies here. As I noted in my prior correspondence, presenting a housing project in full conformance with the General Plan and the Zoning Code makes TNHC a beneficiary of those laws.

Notwithstanding its reservation of rights under the above laws, the record makes clear that TNHC has always sought to work in good faith to address the concerns of City planning staff and decision-makers. To that end, TNHC acquiesced to a series of recent requests by the City, as follows:

- (1) Comply with City requests to develop an "Alternative 5" and present that analysis in the context of a focused recirculation of the Alternative section of the Project EIR;
- (2) Comply with City requests to conduct an analysis of the feasibility of Alternative 4, supported by a report supplied by a mutually acceptable geo-technical

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engineer, to be included in a focused recirculation of only the Alternatives Chapter of the Project EIR.¹

- (3) Comply with a subsequent City request to prepare yet another revision to the Project EIR, this time to the Traffic and Circulation Chapter, to address the new "vehicle miles traveled" ("VMT") methodology and to otherwise update trip counts from the 2018 traffic count data.²

TNHC made the above commitments even though was not required to do so under CEQA. Indeed, the Project EIR had already gone through public review and comment and had been agendized for hearing before the Planning Commission, a hearing which is still pending -- after no less than **three** continuances. The Project EIR also followed on another, extensive EIR for TNHC's prior hotel project approved by the City on May 31, 2016 (File No. 140000011). TNHC initially hoped for the focused recirculation to be completed so that the Project could be brought back to the Planning Commission and City Council before the end of February 2020. For a number of reasons owing to City delay, that timeline has now long lapsed.

We now understand that the City's efforts to prepare the VMT analysis face yet further delays, and the Project continues to languish in administrative limbo. As the California Court of Appeal observed in *Wilson v. City of Laguna Beach* (1992) 6 Cal.App.4th 543, 7 Cal.Rptr.2d 848, "[d]elay is the deadliest form of denial." TNHC continues to assert its rights and will continue to push for recirculation and rescheduling of this Project for hearing as expeditiously as possible.

If you have any questions, please do not hesitate to call me.

Very truly yours,

Newmeyer & Dillion LLP



Michael W. Shonafelt

MWS

cc:

Maureen Tamuri, AIA, AICP, Community Development Director, City of Calabasas
(mtamuri@cityofcalabasas.com)

Tom Bartlett, AICP, City Planner, City of Calabasas (tbartlett@cityofcalabasas.com)

¹ That commitment was embodied in TNHC's August 23, 2019, letter to Maureen Tamuri, also enclosed.

² TNHC was not required to conduct an analysis of traffic under the VMT standard since the Project EIR was circulated for public review and comment well before the City's adoption of a VMT standard. (See CEQA Guidelines, § 15007 (c) ["If a document meets the content requirements in effect when the document is set out for public review, the document **shall not need to be revised to conform to any new content requirements in guideline amendments taking effect before the document is finally approved.**"] [emphasis added], 15064.3 [new VMT requirements apply prospectively].)

Glenn Michitsch
July 15, 2020
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A. J. Jarvis, President, Southern California, The New Home Company (ajarvis@nwhm.com)

Miek Harbur, Esq., Senior Vice President, General Counsel, The New Home Company
(mharbur@nwhm.com)

Matthew Blain, Project Manager, The New Home Company (mblain@nwhm.com)



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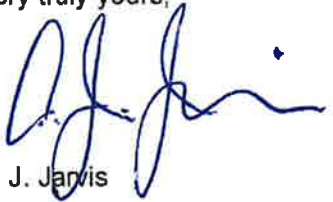
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Glenn Michitsch, Senior Planner

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April 17, 2020

Michael W. Shonafelt
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VIA EMAIL

Glenn Michitsch, LEED AP, Senior Planner
Planning Division
City of Calabasas
100 Civic Center Way
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gmichitsch@cityofcalabasas.com

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Dear Mr. Michitsch,

This office represents The New Home Company ("TNHC") in connection with the above-referenced project in the City of Calabasas ("City"). We have reviewed your April 9, 2020, email message to Matthew Blain, Project Manager for TNHC, regarding the City's request for updates to the Traffic and Circulation Chapter of the West Village at Calabasas Environmental impact Report ("Project EIR"). This responds to that message.

1. Background

As you are aware, the Project has a storied history, going back as far as January 2014, when TNHC first submitted an application for the Canyon Oaks project at the Project site (File No. 140000011) ("Prior Project"). The Prior Project, as originally proposed, consisted of 141 single-family homes, eight affordable condominium units, commercial uses over three acres and a four-story hotel. Over time, and in response to public comments and input from staff, the Prior Project went through several design revisions, each significantly reducing the residential density. The final version of the Prior Project consisted of only 67 single-family residential units, four affordable housing units, commercial uses and a three-story hotel. On May 31, 2016, the City Council approved the reduced version of the Prior Project. At the same time, the City Council certified a full EIR for the Prior Project, along with comprehensive findings of approval.

After the Prior Project approvals fell to a November 2016 referendum, TNHC proposed a new proposal for the Project site, removing the hotel component and including 205 residential units, with 18 affordable housing units, and 150,000 square feet of commercial space. As with the Prior Project, TNHC revised the Project several times in response to staff input and public comments. The Project now features 180 residential units, with 18 (10 percent) affordable units for very low income families, 5,867 square feet of commercial uses, and approximately 66 acres of open space.

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The Project is fully consistent with the City's General Plan and Zoning Code. It supplies 180 units of critical housing units in an area designated by the General Plan for 180 units to help meet the City's Regional Housing Needs Assessment (RHNA) shortfalls. It has already undergone extensive CEQA review and follows on a fully certified EIR for the Prior Project. Yet, the Project has languished in administrative limbo, after three continued Planning Commission hearings last July resulted in the direction to work with staff to develop yet another alternative of the Project.

2. Latest Efforts by TNHC

By presenting a housing project in full conformance with the General Plan and the Zoning Code, TNHC benefits from a number of state laws intended to address the State of California's critical housing shortage. Those laws include, but are not limited to, the Housing Accountability Act (Gov. Code, § 65589.5) and the State Density Bonus Law (Gov. Code, § 65915). TNHC reserves all of its rights under those laws, but also seeks to continue to work with the City staff in an effort to achieve a project that will obtain Planning Commission and City Council approval.

To that end, TNHC agreed to comply with City requests to develop an "Alternative 5" and an analysis of the feasibility of Alternative 4, supported by a report supplied by a mutually acceptable geo-technical engineer, to be included in a focused recirculation of only the Alternatives Chapter of the Project EIR. That commitment is embodied in TNHC's August 20, 2019, letter to Maureen Tamuri, enclosed. Given the chronic delays the Project had faced to date, TNHC hoped for the focused recirculation to be completed so that the Project could be brought back to the Planning Commission and City Council before the end of February 2020. For a number of reasons, that timeline has lapsed.

3. The City's Current Request for Revisions to the Traffic and Circulation Chapter of the Project EIR

In the wake of the above delays, the City now requests that yet another chapter of the Project EIR -- the Traffic and Circulation Chapter -- be revised and recirculated to address the new "vehicle miles traveled" ("VMT") methodology and to otherwise update trip counts from the 2018 traffic count data.

We understand that the City has yet to even adopt a VMT standard. We also are aware that the City must transition to a VMT standard by July 1, 2020. (See CEQA Guidelines, § 15064.3 (c), Register 2018, No. 52 [eff. Dec. 28, 2018,]; with Pub. Resources Code, § 21083.) VMT substantive standards apply prospectively and should not affect a project's CEQA compliance where the environmental document "meets the content requirements in effect when the document is set out for public review[.]" (CEQA Guidelines, § 15007 (c) ["If a document meets the content requirements in effect when the document is set out for public review, the document **shall not need to be revised to conform to any new content requirements in guideline amendments taking effect before the document is finally approved.**"] [emphasis added], 15064.3 [new VMT requirements apply prospectively].)

Circulation of the Project EIR has already occurred. Moreover, we believe that our focused recirculation of the Alternatives Chapter of the Project EIR can occur prior to the July 1, 2020, statewide adoption of the VMT standard, and therefore exempt the Project from the VMT analysis requirement pursuant to CEQA Guidelines section 15007(c). Nevertheless, we also are mindful of the uncertainties resulting from the current COVID-19 pandemic, and we continue to seek to work with the City in a cooperative manner to address those exigencies.

4. Conclusion

In its continuing spirit of good faith, TNHC therefore agrees to the scope work identified in the April 3, 2020, budget amendment of Rincon Consultants, Inc. to conduct a focused VMT analysis and a streamlined update to the 2018 Project trip counts through the application of an annual growth factor, given the inability to properly conduct trip counts during the COVID-19 quarantines.

Because the City has not yet adopted its VMT methodology, TNHC's compliance should be deemed as good faith compliance with a yet-to-be-determined VMT standard to be later embodied in the Traffic and Circulation Elements of the City's General Plan. TNHC's consent should not be interpreted as (1) a waiver of its rights under federal and state law; (2) a concession that any new VMT standard may require updated trip counts; (3) a concession that the Project currently is required to comply with a VMT standard that has yet to be adopted; or (4) that any part of the Project EIR is inadequate or that any part of the Project EIR actually requires recirculation.

In our August 20, 2019, letter to Marueen Tamuri, we made clear that further delay in processing the Project to a final decision is significantly prejudicial to TNHC. TNHC continues to assert its rights and will continue to push for recirculation and rescheduling of this Project for hearing as expeditiously as possible.

If you have any questions, please do not hesitate to call me. TNHC also requests that the City facilitate a conference call with Rincon Consultants to discuss developments in the City's efforts to devise a VMT methodology, at the City's earliest convenience. Please contact me with dates/times for such a call.

Very truly yours,

Newmeyer & Dillion LLP



Michael W. Shonafelt

MWS

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Tom Bartlett, AICP, City Planner, City of Calabasas

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To that end, TNHC agreed to comply with City requests to develop an "Alternative 5" and an analysis of the feasibility of Alternative 4, supported by a report supplied by a mutually acceptable geo-technical engineer, to be included in a focused recirculation of only the Alternatives Chapter of the Project EIR. That commitment is embodied in TNHC's August 20, 2019, letter to Maureen Tamuri, enclosed. Given the chronic delays the Project had faced to date, TNHC hoped for the focused recirculation to be completed so that the Project could be brought back to the Planning Commission and City Council before the end of February 2020. For a number of reasons, that timeline has lapsed.

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February 25, 2021

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- (1) August 22, 2019, letter from A.J. Jarvis to you;
- (2) My April 17, 2020, letter to Glenn Michitsch;
- (3) My July 15, 2020, letter to Glenn Michitsch.

Copies of each letter are enclosed. That correspondence tells the story of a long path of delay from the last Planning Commission meetings on this Project -- which occurred on July 10, 11, and 19, 2019 -- to the present. Since then, TNHC has made diligent, good faith, efforts to comply with a series of requests from the City.

The first of those requests were (1) to develop a new alternative for the Project -- "Alternative 5" -- and to present that analysis in the context of a focused recirculation of the Alternative section of the Project Environmental Impact Report ("Project EIR"); and (2) to conduct an analysis of the feasibility of Alternative 4, supported by a report supplied by a mutually acceptable geotechnical engineer, to be included in the focused recirculation of only the Alternatives Chapter of the Project EIR. As noted in the above-referenced correspondence, TNHC was willing to comply, even though it disagreed with the City that such changes to the Project EIR were necessary. TNHC conditioned its compliance with the City's request on a commitment from staff to have the requested tasks completed in a manner that allowed the Project to be reviewed by the Planning Commission and the City Council no later than **March 2020**.

March 2020 came and went. There were no project hearings.

In April 2020, the City made a further request to recirculate yet another chapter of the Project EIR, the Traffic and Circulation chapter. The reason given was the imminence of the new

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“vehicle miles traveled” (VMT) standard, which was to replace the “level of service” (LOS) standard for analyzing traffic impacts. As TNHC pointed out, the VMT standard would not be required until July 2020, but TNHC acquiesced to the additional request regardless, in an effort to maintain a collaborative spirit with the City.

The public review and comment period for all of the recirculated chapters of the Project EIR concluded on November 13, 2020, over three months ago. In the meantime, we understand the Planning Department proposes to reserve two more Planning Commission hearings, one for April 15, 2021, and the other for April 21, 2021, as well as a City Council meeting to be held on May 12, 2021. We understand that the continued meetings are reserved, but not officially agendized. If the City holds to those dates, a full five months will have elapsed since the close of the public review and comment period on the recirculated EIR, and there will be a total of six hearings on the Project. Pursuant to the Housing Crisis Act of 2019, the City is limited to only five hearings on projects such as this, including continuances. (See Gov. Code, § 65905.5, subd. (a).)

It bears noting that the above hurdles and attendant delays arise in the context of a project that was already reviewed and approved, in concept, as part of the City’s Housing Element for the 2030 General Plan.

TNHC has invoked -- and will continue to invoke -- its rights under the Housing Accountability Act (Gov. Code, § 65589.5), the State Density Bonus Law (Gov. Code, § 65915), and the Housing Crisis Act of 2019 (SB 330), each of which applies in full force here, as this is a housing project with an affordability component that is in full conformance with the General Plan and the Zoning Code. TNHC made the above commitments to the City while reserving those rights, even though it was not required to do so under CEQA. The Project EIR had already gone through the public review and comment period and had been agendized for a hearing before the Planning Commission, a hearing which has been pending for over one-and-a-half years -- after no less than three continuances. The Project EIR also followed on another, extensive EIR for TNHC’s prior hotel/residential project certified by the City on May 31, 2016, (File No. 140000011), as well as the certified environmental impact report for the City’s 2030 General Plan (SCH 2008041030), which featured a project just like this one at the Project site.

As noted in my prior correspondence, the California Court of Appeal observed in *Wilson v. City of Laguna Beach* (1992) 6 Cal.App.4th 543, that “[d]elay is the deadliest form of denial.” The Project on this case remains caught in the midst of a no-mans-land that lies between a July 18, 2019, vote by the City Planning Commission to **deny** the Project and the preparation of a yet-to-be adopted resolution memorializing that denial. Yet, even in the midst of this less-than-encouraging procedural posture, TNHC has made every effort to assist the City with its requests. Enough is enough. TNHC demands that this Project be brought to a final decision at the earliest date practicable.

Very truly yours,

Newmeyer & Dillion LLP



Michael W. Shonafelt

Maureen Tamuri, AIA, AICP
February 25, 2021
Page 3

MWS

cc:

Tom Bartlett, AICP, City Planner, City of Calabasas (tbartlett@cityofcalabasas.com)

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(mharbur@nwhm.com)

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THE NEW
HOME
COMPANY

July 17, 2019

City of Calabasas Planning Commission
Planning Commissioner Washburn
Planning Commissioner Kraut
Planning Commissioner Mueller
Planning Commissioner Harrison
Planning Commissioner Sikand
100 Civic Center Way
Calabasas, California 91302

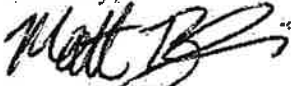
*Subject: West Village at Calabasas Project - Alternative No. 4
Applicant Clarification and Position Memo*

Dear Sirs,

We offer the following clarifications and responses to questions raised by various Commissioners at the July 10-11, 2019 project hearings.

Project Alternative No. 4 Issues (Modified Landslide Remediation; Reduced Footprint Alternative). Based on PC discussions held on July 10-11th, our team has completed further analysis and made the determination that Alternative No. 4 is no longer viable. Attached is a justification summary with supporting exhibits for your consideration.

Sincerely,



Matthew Blum
Project Manager

THE NEW HOME COMPANY
WEST VILLAGE PROJECT
July 17, 2019

POSITION REGARDING PROJECT ALTERNATIVE 4

1. Project approvals for the rough grading, storm drain, and engineering improvements would not be granted by both the City of Calabasas and the County of Los Angeles:
 - a. The County of Los Angeles Geotechnical and Materials Division requires a soils report to obtain plan approvals and permits for construct storm drain facilities. The County of Los Angeles will not approve a permanent detention basin and storm facilities without the landslide remediated. **(See Exhibit A).**
 - A stand-alone geotechnical report must be prepared for basins, storm drains, open channels and other infrastructure (“Project”).
 - Slope stability analyses are a required portion of the report.
 - The report must contain a finding that the Project will not be subject to land sliding, settlement or slippage.
 - b. The City Publics Works Director has taken the position that he would not approve a rough grading plan or improvement plan due to the inadequate engineering factors of safety associated with the landslide slope.
2. Avoiding the remediation of the landslide results in potential safety and liability issues for the Applicant, future residents of the Alternative 4 Development Plan, the adjacent Colony community and the Public Right-of-Way:
 - a. Alternative #4 is planned with a large slope wall at the southern edge of the development pad. Should a landslide occur, debris, mud and heavy rain flow would be diverted in a westerly direction and into the temporary basin. Larger mud and debris flow volumes due to natural event could potentially flow into the Colony community to the West. **(See Exhibit B)**
 - b. The Project Geologist has provided further clarity on Alternative #4 in context to Geology Section 6 on Page 412 of the Project Alternatives to the EIR. He has further clarified that the buffer zone included in Alternative 4 would be designed in a manner that would reduce the landslide hazard impacts to a less than significant level **for the residential structures, but not for the project as a whole, the adjacent drainage, the basin, and the down drainage property** as depicted in Item #4 above **(See Exhibit C).**
 - c. Based on our preliminary estimates, the costs of the proposed deep soil cement columns and wall for Alternative 4 would be higher than the costs to remediate the landslide. In addition, the risk factors associated with constructing such improvements are higher.

WEST VILLAGE PROJECT

July 17, 2019

Page 2 of 2

3. **Alternative 4 does not meet the project objective regarding the Safety Element of the General Plan.** The Safety Element states that any potential landslide hazards should be mitigated. The unmitigated landslide in Alternative 4 would be in violation with this requirement. **(See Exhibit D).**

4. **Alternative 4 would have more significant impacts under the EIR than the proposed project.** At a minimum, this includes a landslide that would not be mitigated and the export of soil.

5. **Alternative 4 would result in significant financial impacts to both the apartment developer or future condominium owners:**
 - a. The California Department of Real Estate (DRE) requires full disclosure of all potential hazards and the risks associated with those hazards. Such a disclosure would significantly compromise The New Home Company's ability sell the condominiums at market value. **(See Exhibit E)**

 - b. A condominium home buyer would be unable to obtain any type of Federal Assisted Financing Programs such as FHA and VA with a landslide that is not mitigated. This is particularly important since the condominiums are targeted for first time homebuyers which are dependent upon Federal Assisted Financing Programs. **(See Exhibit F)**

 - c.

 - d. Based on 5a and 5b as noted, condominium for sale housing not feasible for Alternative #4. The Applicant has determined that Alternative 4, if feasible, can only be developed as rental housing.

 - e. The landslide would be also uninsurable for a rental or condominium developer. Property, Builders Risk, and future Homeowners Association policies could not be obtained if the soils engineer determines that the landslide and all potential hazards of a potential landslide are not fully mitigated, including unmitigated debris flow on a site. **(See Exhibit G)**

ADMINISTRATIVE MANUAL
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

GS047.0

SURFICIAL SLOPE STABILITY FOR NATURAL SLOPES

This directive provides guidelines applicable for the review of structures proposed adjacent to natural slopes, swales, etc., that have a potential for shallow or surficial failures (excludes gross stability).

Guidelines contained herein exclude additional criteria and requirements that may be imposed by the Building Official or Land Development Division Subdivision Mapping Section relative to runoff, drainage, grading, etc. The requirement for an engineering geology report may be waived by the District Geologist based upon the geologic conditions and/or the scope of the project under review.

1. A coordinated investigation by a Certified Engineering Geologist and a Civil Engineer competent in soils engineering is commonly necessary for a thorough assessment of the stability of natural slopes. Surficial materials include soils, colluvium, talus, slopewash, highly weathered (soil like) bedrock, etc.
2. The geotechnical consultant(s) must demonstrate that proposed structures will be free from landsliding, settlement and slippage as defined in the 2011 County of Los Angeles Building Code (CLABC) Sections 110 and 111.
3. Site specific data must be provided and considered in the assessment of potential mobilization of surficial materials (e.g. debris flows, mudflows).
4. Assessment and/or contents of consultant geotechnical reports should include:
 - Evaluation of significant slopes. Generally, significant slopes are steeper than 2:1 (horizontal:vertical) ratio (>26 degrees), and/or when the height of the slope and geologic conditions warrant.
 - Evaluation of material thickness, density, variability, and potential irregularity of contact with underlying firm material or bedrock.
 - Impact of underlying bedrock or other materials of low permeability that may indicate conditions conducive to potential instability.
 - Variability and concentration of surface runoff (no drainage devices). If drainage devices are necessary and considered in the evaluation, devices must be shown on the plans.

- Change in slope gradients.
 - Hydrogeologic and geologic conditions relative to stability.
 - Location and description of past surficial failures in the area.
 - Presence of animal burrows, cracks in the soils, and fractures that may increase the infiltrate rate into the surficial materials.
 - Geotechnical map that includes native drainage courses (e.g. swales, hollows) and proposed drainage devices, and topographic anomalies.
 - Coordinated assessment by the consulting engineering geologist and soils engineer.
 - Evaluation of existing off-site instabilities and slope performance under similar site and geologic conditions.
 - Illustration of geologic and hydrogeologic conditions and data inclusive of cross-sections.
5. A slope stability analysis that evaluates stability of natural surficial materials. The consulting engineering geologist shall supplement the stability analysis with a qualitative assessment that takes into account geologic conditions, slope history, published documents, etc. Mitigative measures should be based upon input from the consulting engineering geologist and soils engineer. Surficial slope stability requirements shall conform to the following:
- Analysis shall use the infinite slope method with seepage parallel to the slope surface, or other critical surface if identified during the geotechnical investigation.
 - Depth of full saturation shall be 4 feet, unless geologic conditions indicate an alternate thickness is appropriate for the analysis.
 - Minimum factor of safety shall be 1.50.
 - Shear strength parameters used in the analysis shall be representative of surficial materials.
6. The volume of debris calculated for mitigation design/measures should be based upon the slope stability analysis and qualitative input from the geotechnical consultants.

7. If surficial slope stability analyses and/or qualitative data indicate a debris flow potential exists on the subject natural slope, slope setback reductions cannot be granted (see 2011 CLABC Section 1808.7).
8. Walls detaining or diverting debris shall be designed as impact walls. These walls shall be designed for a minimum force of 125 pounds per cubic foot (equivalent fluid pressure). Force acting on the wall shall be applied to the entire height of wall potentially in contact with debris.
9. Mitigative or preventative measures which divert debris onto adjacent properties and/or require maintenance are unacceptable. Debris hazards should be completely mitigated on-site. Mitigative measures, resulting in modification of natural drainage or removal (grading) of natural slope surficial material, are subject to review and approval by the Building Official or Subdivision Mapping Section. Incorporation of paved swales or other devices may be required by the Building Official or Subdivision Mapping Section. Please note that debris fences are not an accepted form of mitigation unless a debris fence maintenance covenant is permitted by the Building Official.
10. Diverting debris onto a public right-of-way may be an acceptable mitigative measure provided the Building Official or Land Development Division Subdivision Mapping Section has assessed and accepted the potential impact of the concentration and deposition of debris onto a public street. The following note must be included on the plans and review sheets to the Building Official or Subdivision Mapping Section:

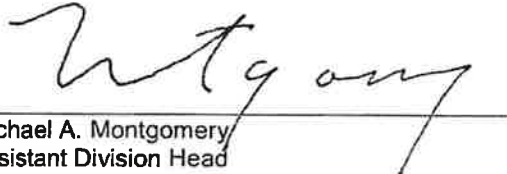
Attention Drainage Plan Checker:

Proposed debris flow hazard mitigation plan will potentially divert material onto a public right-of-way. The estimated volume of debris is _____ cubic yards.

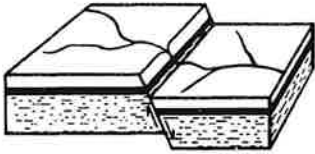
The Geotechnical Development Review Units shall work with the Building Official to ensure that the volume, area, and depth of debris diverted onto public right-of-ways and the resulting impact to "access free of geotechnical hazards" and life safety services (e.g. fire department, ambulance service) is fully understood by the Building Official and documented.

NOTE: Before preparing comments regarding surficial slope stability, Geotechnical Development Reviewers should have read and be familiar with, at a minimum, the following documents: California Geological Survey Note 33, United States Geological Survey Professional Paper 851 (by Russell H. Campbell, 1975), and the Bulletin of the Association of Engineering Geologist, Vol. XVIII, No. 1, 1981, pp. 17-28.

Approved By:

A handwritten signature in black ink, appearing to read "Montgomery", is written over a horizontal line. The signature is cursive and somewhat stylized.

Michael A. Montgomery
Assistant Division Head



a dba of
R & R Services
Corporation

GEOLABS-WESTLAKE VILLAGE

Foundation and Soils Engineering, Geology

31119 Via Colinas, Suite 502 • Westlake Village, CA 91362

Voice: (818) 889-2562 (805) 495-2197

Fax: (818) 889-2995 (805) 379-2603

April 15, 2019

W.O. 9222

The New Home Company
29219 Canwood Street, Suite 107
Agoura Hills, California 91301

Attention: Mr. Rick Bianchi

Subject: Discussion of Southern Landslide Mitigation,
West Village at Calabasas Project, Tentative Tract 71546,
City of Calabasas, California

Mr. Bianchi:

In response to questions / comments posed by the public to the Draft EIR, being prepared by the City of Calabasas, please find below additional information pertaining to mitigation of the subject landslide hazard.

1. Increased grading yardage for landslide remediation: Slope stability analyses were refined and evolved throughout evaluation of the mitigation requirements. Details of the landslide configuration, temporary stability, oak tree preservation, and grading constructability were considered during these refinements resulting in a larger grading envelope at the landslide area.
2. Stabilization required for project alternatives (i.e. smaller projects): Safe development requires either *stabilization* of the landslide throughout the likely area of influence or *avoidance* by restricting development to locations outside of that influenced area. Stabilization requirements for the landslide are not significantly altered by modifications of the grades, building type or number of units (alternatives 2 and 3) as the landslide and its mitigation requirements are simply too large. Avoidance (alternative 4 – considered but rejected) might allow for reduction of the impacts *to the structures* to a less than significant level, but significant potential impacts would remain for the canyon drainage and the hillside areas. If the unstable slope is left in place the existing basin, that is designed to protect existing homes, infrastructure and commercial areas, would be in jeopardy and the

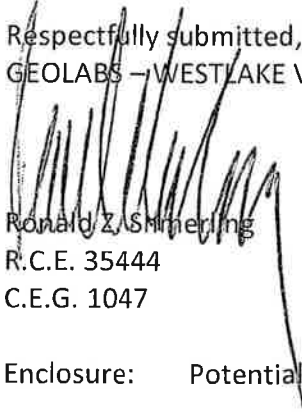
cost to restore this basin and hillsides would rest with the city of Calabasas and other property owners and would necessitate the export of a significant amount of soil.

CLOSURE

This geotechnical report has been prepared in accordance with generally accepted engineering practices at this time and location. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

Thank you for this opportunity to be of service. Please do not hesitate to call if you have any questions regarding this report.

Respectfully submitted,
GEOLABS - WESTLAKE VILLAGE


Ronald Z. Shmerling
R.C.E. 35444
C.E.G. 1047

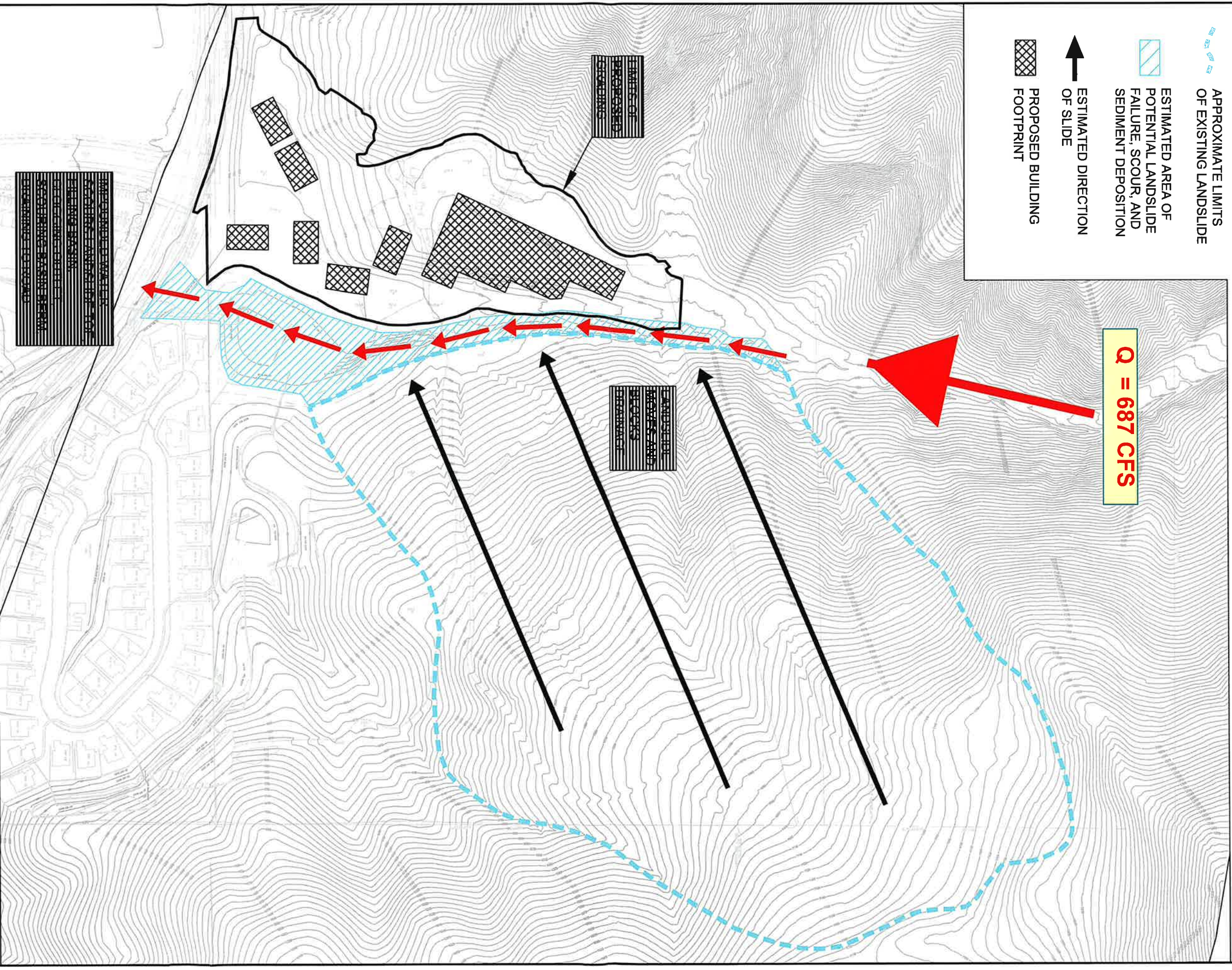


Enclosure: Potential Landslide Impact Exhibit

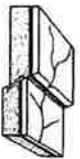
POTENTIAL LANDSLIDE FAILURE

EXPLANATION

- APPROXIMATE LIMITS OF EXISTING LANDSLIDE
- ESTIMATED AREA OF POTENTIAL LANDSLIDE FAILURE, SCOUR, AND SEDIMENT DEPOSITION
- ESTIMATED DIRECTION OF SLIDE
- PROPOSED BUILDING FOOTPRINT



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FAX: (818) 707-8649



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1"=200'

potentially jurisdictional features but to a lesser degree than the proposed project given the smaller development footprint. The compensatory mitigation measures required for the proposed project, including agency coordination and on-site in-kind riparian restoration/creation, would also be required for this alternative to reduce this impact to a less than significant level.

An incremental reduction in habitat in the Wildlife Linkage and Corridor mapped in the City's 2030 General Plan Conservation Element and a reduction in the function of the site as a wildlife movement pathway would occur under this alternative, but to a lesser degree than the proposed project given the smaller development footprint. Significant impacts to oak trees would also occur. These significant impacts would require implementation of the same mitigation measures required for the proposed project, including the restoration of the remaining open space and the preparation of an Oak Tree Mitigation Program, to reduce this impact to a less than significant level.

d. Geology and Soils. Instead of the removal and recompaction of the landslide that is required by Mitigation Measure GEO-3 in the proposed project, this alternative would leave the landslide in its current location and establish a buffer zone around the landslide hazard, which would create space into which hillside material could move in the event of a landslide. This alternative would include less remedial grading than the proposed project (approximately 370,000 cubic yards versus 2,400,000 cubic yards). Because the existing on-site landslide area would not be remediated, impacts from the landslide hazard, including seismically-induced landslides and surficial slope instability, would be potentially significant. The potential for a landslide to affect adjacent properties would be greater under the no project alternative than under the proposed project. However, the buffer zone included in this alternative would be designed in a manner that would reduce landslide hazard impacts to a less than significant level ← for the residential structures, but not for the project as a whole, the adjacent drainage, the basin, or the down-drainage property.

This alternative would involve development in areas potentially subject to ground shaking and other seismically induced risks as in the proposed project. Such impacts would be potentially significant. In addition, risks associated with soil erosion, slope stability, and the presence of expansive soils at the site would also be potentially significant. However, similar to the proposed project, this alternative would be subject to California Building Code requirements as well as other site-specific measures in line with those recommended for the proposed project. As with the proposed project, application of appropriate mitigation measures with the exception of Mitigation Measure GEO-3 would reduce geology and soil impacts to a less than significant level.

e. Greenhouse Gas Emissions. This alternative would generate fewer GHG emissions than the proposed project, as shown in Table 6-12. Combined annual emissions would total approximately 2,605 MT of CO₂e, which would result in 4.0 MT of CO₂e per service population.² Therefore, GHG emissions per capita would be less than the threshold of 3.2 MT of CO₂e per

² Service population = residents + employees. According to the California Department of Finance (2017), the average household density in Calabasas is 2.75 residents per unit. Based on this average, the 230 residences proposed in this alternative would add an estimated 633 residents to the city's population. The Southern California Association of Governments (SCAG) estimates employment density for "other retail and services" (as opposed to "regional retail") at one employee per 424 sf in Los Angeles County (SCAG 2001). Based on these densities, Alternative 4 would generate about 12 jobs. Therefore, the service population of Alternative 4 is 645 (633 residents + 12 employees).



CITY *of* CALABASAS



2030 GENERAL PLAN

OCTOBER 2015



Reporting Program and Conditions of Approval for the project. The proposed mitigation measure will reduce impacts relating to liquefaction to a level of insignificance pursuant to Section 15091(a)(1) of the CEQA Guidelines.

3. Supporting Statement of Facts and Findings with Respect to Geology (landslide hazard) Impacts.

Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

The Calabasas plan area contains numerous steep slopes, which present a moderate slope stability hazard. Landsliding has the potential to damage and destroy structures, roadways and other improvements as well as to deflect and block drainage channels, causing further damage and erosion. Compliance with the Uniform Building Code would generally address landslide hazards. However, because the draft General Plan does not include specific requirements to address landslide hazards, impacts would be significant.

Measure GEO-2 above would require applicants for projects within identified landslide hazard zones to prepare site-specific landslide studies and identify and implement appropriate mitigation for such hazards. This measure would reduce impacts to a less than significant level.

Based on the above facts, the City Council finds that:

Feasible and reasonable mitigation for landslide impacts has been identified in the EIR and is included in the Mitigation Monitoring and Reporting Program and Conditions of Approval for the project. The proposed mitigation measure will reduce impacts relating to landslides to a level of insignificance pursuant to Section 15091(a)(1) of the CEQA Guidelines.

4. Supporting Statement of Facts and Findings with Respect to Transportation and Circulation (all intersections except Calabasas Road/Valley Circle Boulevard).

Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

Development facilitated by the 2030 General Plan could result in deficiencies to the local circulation system based on recommended level of service standards. Intersections projected to experience deficiencies include:

VII. SAFETY ELEMENT

natural topography. Development on hillside areas where steep slopes are present can increase rates of erosion and exacerbate landslide hazards that may threaten structures. However, methods contained within the CBC reduce negative impacts associated with development on slopes.

Although it is not possible to eliminate all the risks associated with seismic related hazards, it is the intent of the Safety Element to use available tools, such as geotechnical studies, appropriate land-use decisions and adequate building codes to reduce risks.

Policies

- VII-1 Incorporate adequate mitigation measures into proposed development projects to achieve an acceptable level of risk from potential seismic hazards resulting from ground motion or fault rupture.
- VII-2 Emphasize prevention of physical and economic loss associated with earthquakes and other geologic disasters through early identification of potentially hazardous conditions prior to project approval.
- VII-3 Facilitate rapid physical and economic recovery following an earthquake, geologic disaster or wildland fire through early investigation of the event and implementation of effective new standards for design of structures.
- VII-4 Discourage development within potential landslide areas and areas with severe soils limitations as the City's preferred management strategy, and as a higher priority than attempting to implement engineering solutions.
- VII-5 Where engineering solutions to slope stability constraints are required, implement landform grading programs so as to recreate a natural hillside appearance.
- VII-6 Prior to approval of development projects within the liquefaction or landslide hazard zones depicted on Figure VII-2 or other areas identified by the City Engineer as having significant liquefaction or landslide hazards, require applicants to prepare site-specific liquefaction and/or landslide studies and mitigation. Such studies shall be subject to review and approval by the City Engineer.



NATURAL HAZARDS *(Supplemental Questionnaire)*

RE 619 (Rev. 2/00)

SUBDIVISIONS

GENERAL INFORMATION

FILE NUMBER

- Submit this questionnaire with the public report application.

SUBDIVISION NAME

COUNTY

QUESTIONNAIRE

1. Is any part of this subdivision located within a *Special Flood Hazard Area* (any type Zone "A" or "V") as designated by the Federal Emergency Management Agency (FEMA)?

- Yes No
 Do not know and information not available from local jurisdiction*

If YES, pursuant to Government Code Section 8589.3, the seller shall disclose to any prospective purchaser of property within a *Special Flood Hazard Area* the fact that the property is within this Area.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *Special Flood Hazard Area* as designated by the Federal Emergency Management Agency. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Government Code Section 8589.3.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

2. Is any part of this subdivision located within an *Area of Potential Flooding* shown on an inundation map designated pursuant to Government Code Section 8589.5?

- Yes No
 Do not know and information not available from local jurisdiction*

If YES, pursuant to Government Code Section 8589.4, the seller shall disclose to any prospective purchaser of property within an *Area of Potential Flooding* shown on an inundation map the fact that the property is within this Area.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within an *Area of Potential Flooding* as shown on an inundation map. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Government Code Section 8589.4.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

3. Is any part of this subdivision located within a *Very High Fire Hazard Severity Zone* pursuant to Government Code Section 51179?

- Yes No

If YES, pursuant to Government Code Section 51183.5, the seller shall disclose to any prospective purchaser of property within a *Very High Fire Hazard Severity Zone* the fact that the property is within this Zone and is subject to the requirements of Section 51182.

If YES, the public report will contain the following note under the section entitled “Hazards”:

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *Very High Fire Hazard Severity Zone*. Additionally, the subdivider has advised that prospective purchasers within this Zone will be provided a separate disclosure required under Government Code Section 51183.5.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

4. Is any part of this subdivision located within a *State Responsibility Area* (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry pursuant to Public Resources Code Section 4125?..... Yes No

If YES, pursuant to Public Resources Code Section 4136, the seller shall disclose to any prospective purchaser of property within a *State Responsibility Area* the fact that the property is within this Area and is subject to the requirements of Section 4291.

If YES, the public report will contain the following note under the section entitled “Hazards”:

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *State Responsibility Area* (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry. Additionally, the subdivider has advised that prospective purchasers within this Area will be provided a separate disclosure required under Public Resources Code Section 4136.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

5. Is any part of this subdivision located within a delineated *Earthquake Fault Zone* pursuant to the Alquist-Priolo Earthquake Fault Zoning Act? (Public Resources Code Section 2622) Yes No

If YES, pursuant to Public Resources Code Section 2621.9, the seller shall disclose to any prospective purchaser of property within a delineated *Earthquake Fault Zone* the fact that the property is within this Zone.

If YES, the public report will contain the following note under the section entitled “Hazards”:

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within an *Earthquake Fault Zone*. Additionally, the subdivider has advised that prospective purchasers within this Zone will be provided a separate disclosure required under Public Resources Code Section 2621.9.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

6. Is any part of this subdivision located within a *Seismic Hazard Zone* pursuant to the Seismic Hazards Mapping Act (Public Resources Code Sections 2690-2699.6)?

Landslide Zone

Yes No

Liquefaction Zone

Yes No

Map not yet released by state*

If YES, pursuant to Public Resources Code Section 2694, the seller shall disclose to any prospective purchaser of property within a *Seismic Hazard Zone* the fact that the property is within this Zone.

If YES, the public report will contain the following note under the section entitled "Hazards":

The subdivider has advised that all or portions of the subdivision subject to this Public Report are located within a *Seismic Hazard Zone*. Additionally, the subdivider has advised that prospective purchasers within this Zone will be provided a separate disclosure required under Public Resources Code Section 2694.

If any disclosure, or any material amendment to any disclosure, required to be made by the subdivider regarding this natural hazard is delivered after the execution of an offer to purchase, the purchaser shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate the offer by delivery of a written notice of termination to the subdivider or the subdivider's agent.

* Future changes which place any part of the unsold lots/units in this subdivision within a natural hazard area will be considered a material change requiring the filing of an amended public report application.

CERTIFICATION

I/we hereby certify that if the property is located in any of the hazard areas identified above, all prospective purchasers will be given a separate disclosure in compliance with the code for the applicable hazard area(s) .

I/We hereby certify under penalty of perjury that the information contained in this form constitutes my/ our Notice of Intention to sell or lease subdivision lands, and that the information is true and correct and made in reliance upon reports prepared and provided by independent consultants or independent reporting services who routinely supply information regarding Natural Hazard Disclosure Zones to the real estate industry; and that I/we am/ are the owner(s) of the lots, units or parcels herein described, or will be the owner(s) at the time lots or parcels, improved or otherwise, are offered for sale or lease to the general public – or that I am the agent authorized by such person(s) to complete this statement.

- Note:
- Certification signed outside the State of California must be acknowledged by a Notary Public.
 - Prior to signing, review all answers submitted. Errors or omissions must be corrected and initialed by the signer.
 - If the subdivider is a corporation, limited liability company (LLC), partnership, etc., the individual(s) signing the certification must stipulate the capacity (e.g., president, manager, general partner, etc.) of the signer and an authorization to sign (e.g., a corporate resolution, LLC statement, partnership statement, etc.) must be submitted.
 - If an agent will be submitting documents to Department of Real Estate on behalf of the subdivider, the subdivider must provide written authorization to that effect.

SIGNATURE OF SUBDIVIDER 		DATE
----------------------------------------------------------------------------------------------------------------	--	------

PRINTED NAME OF SUBDIVIDER	CAPACITY
----------------------------	----------

NAME OF CORPORATION, LLC, PARTNERSHIP, ETC.

SIGNATURE OF SUBDIVIDER 		DATE
----------------------------------------------------------------------------------------------------------------	--	------

PRINTED NAME OF SUBDIVIDER	CAPACITY
----------------------------	----------

NAME OF CORPORATION, LLC, PARTNERSHIP, ETC.

BUSINESS ADDRESS

CITY OR TOWN	COUNTY	STATE
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A. J. Jarvis

Subject: FW: QUESTION

From: Elise Hunt <elise@palinsur.com>
Sent: Wednesday, July 17, 2019 10:45 AM
To: Lori Michel <lmichel@nwhm.com>
Cc: A. J. Jarvis <ajarvis@nwhm.com>; Miek Harbur <mharbur@nwhm.com>
Subject: RE: QUESTION

Hello Lori,

It was nice speaking with you earlier, thanks for the details of the project.

Since this community would be built near an ancient/active landslide area we would not be able to make an offer of insurance for them. You would probably receive the same feedback from others insurance carriers as well. Landslides are not covered by property insurance and the fact that there has been a landslide in that area in the past, surplus lines carriers would most likely decline as well as one of the factors that they look at is the liquefaction of the soil in the area. If I were you I would reconsider developing in that area, it could open up a huge potential liability for the developer and the future HOA.

If you have any other questions please feel free to reach out to me anytime.

Thank you,

Elise Hunt
Assistant Vice President
Commercial Accounts



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A Farmers Insurance Elite Commercial Agency California License: 0D36891

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From: Lori Michel <lmichel@nwhm.com>
Sent: Wednesday, July 17, 2019 9:04 AM
To: Elise Hunt <elise@palinsur.com>
Cc: A. J. Jarvis <ajarvis@nwhm.com>; Miek Harbur <mharbur@nwhm.com>
Subject: QUESTION

Elise, we have a potential condo community in Calabasas, which would be built about 30 feet from an ancient/active landslide area. Would our homeowners be able to get insurance with this type of condition? And if so, would it be super expensive? Appreciate your help. Thanks, Lori



Lori Michel | Director, BRE & Escrow
The New Home Company
85 Enterprise, Suite 450
Aliso Viejo, CA 92656
Office: 949-382-7800 | 949-382-7801
Website: www.nwhm.com



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July 17, 2019

A.J. Jarvis
President Southern California
The New Home Company
85 Enterprise, Suite 450
Aliso Viejo, CA 92656

RE: West Village at Calabasas, Tentative Tract 71546, City of Calabasas, CA

A.J.,

Thank you for the call earlier today. Based on the location of the proposed project to a known landslide prone area we would not be able to secure proper general liability coverage for the project if the landslide were not remediated in accordance with soils engineer's recommendations. Any general liability policy would have specific exclusions related to such landslide exposure as well as any resulting bodily injury or property damage that would be caused based on an event during or post construction. Furthermore, the known issue would preclude future homeowners from being able to secure adequate coverage for their own homes/units (including personal property) which will be a requirement from any lender involved.

Let me know if you would like to discuss further.

Thank you,
ALLIANT INSURANCE SERVICES, INC.

A handwritten signature in black ink that reads "Bill Marutsos".

Bill Marutsos, Senior Vice President

Glenn Michitsch

From: Bob Burris
Sent: Friday, March 19, 2021 10:52 AM
To: Maureen Tamuri; Glenn Michitsch; Tom Bartlett; Kindon Meik; Matthew Summers; Maricela Hernandez
Cc: Michael Russo; Arvin Petros; Rachel Biety
Subject: Fw: Planning Commission - West Village at Calabasas project!!

Bcc'd to Commissioners

From: Dana Sharon <danash@HeffINS.com>
Sent: Friday, March 19, 2021 10:26 AM
To: info <info@cityofcalabasas.com>
Subject: Planning Commission - West Village at Calabasas project!!

Hello,

The citizens of Calabasas have spoken already through an election that they do not want this project.

Why are we wasting meeting, time and expense going over this project again.

The traffic is already terrible on that stretch of Las Virgenes, pre COVID. Maybe the project manager is stating now it is not and using Covid -19 as an excuse, but once schools are back in session and business open, this stretch of road will have congestion once again.

Do not fall for this developers lies!

Pull up your big boy leadership pants and tell this developer **NO**.

Wishing you good health,

Dana Sharon



 A DIVISION OF HEFFERNAN INSURANCE BROKERS

Dana Sharon

Account Manager

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