

MAY 13-MAY 18, 2021

Nancy Finkelstein / Daniel Barry
3652 Calle Canon
Calabasas, CA 91302

COMMUNITY DEVELOPMENT

MAY 13 2021

May 8, 2021

Dear Calabasas City Council,

As a 27 year resident of Calabasas I am strongly opposed to more building projects on Las Virgenes Road! I am specifically referring to a planned project at the intersection of Agoura Road and Las Virgenes, I do not want to see building there, I want to see open spaces! Once you build on it we can never get it back!

I know our community highly values the natural setting of our beautiful city, Each piece carved away and developed diminishes our surroundings, Please stop this project before it spoils our environment!

Thank You,


Nancy Finkelstein

From: Vernallis, Margaret S <margaret.vernallis@csun.edu>
Sent: Monday, May 17, 2021 2:13 PM
To: info <info@cityofcalabasas.com>
Subject: Proposed development

Save open space and critical habitat. Turn down the development proposal for Las Virgenes and Agoura roads.

Margaret Vernallis

From: Joan Olear <autumniz@sbcglobal.net>

Sent: Monday, May 17, 2021 2:15 PM

To: info <info@cityofcalabasas.com>

Subject: more devastation

Dont you people have enough money that you can not leave at least a part of, what was once beautiful, California be....I guess you wont stop until you have every bit of land filled with buildings ...

When did the California Oak stop being against the law to cut down...

You wont stop until this entire state is completely choked...You didnt stop when we had beautiful green rolling hills, beautiful black walnut trees, orange, avocado trees as far as the eye could see...No animals, no birds just smog making cars driving to more and more buildings...

thank you for being part of the end of beautiful California...

From: Greg <ggcharlton@earthlink.net>
Sent: Monday, May 17, 2021 2:19 PM
To: info <info@cityofcalabasas.com>
Subject: Block the Plan

We are totally disappointed on hearing about your plans for a development at Las Virgenes and Agoura roads. Having lived in this location, and a frequent visitor to the adjacent open space areas, we are in shock on how much open space has been lost in recent years. This significantly affects the wildlife, the accessibility, resource depletion including water, and the horrible traffic issues. (Anyone traveling on Las Virgenes road can attest to the horrific traffic.)

We are committed to open space areas and do not support these unpleasant uses of our beautiful environment.

Greg and Elena Charlton

From: Ava Evans <aevans169@gmail.com>
Sent: Monday, May 17, 2021 2:26 PM
To: info <info@cityofcalabasas.com>
Subject: Las Virgenes and Agoura Rd development

Do not certify the ERI because it does not have the required wildfire impact ana Please do NOT DEVELOP this Area it is a biological diverse area and should not be developed. We need our responsible environmental stewardship of this precious area. Our municipal codes are supposed to protect the environment.

Ava Evans

From: John Laccinole <johnlaccinole@aol.com>
Sent: Monday, May 17, 2021 2:33 PM
To: info <info@cityofcalabasas.com>
Subject: Proposed development at Agura Road and Las Virgenes

Hello City Council,

I recommend that the Council reject the developers proposal for development at Agoura and Las Virgenes roads. We have enough properties available for purchase in Calabasas. A project that would destroy the environment for more lodging isn't needed.

Best Regards,

John A. Laccinole
22711 Sparrow Dell Drive
Calabasas, CA 91302

From: Ellen Reiner <elibrye@hotmail.com>
Sent: Monday, May 17, 2021 2:40 PM
To: info <info@cityofcalabasas.com>
Subject: Development at Las Virgenes and Agoura Roads

It has been brought to my attention that the Calabasas City Council is considering developing the Las Virgenes and Calabasas Roads, bulldozing open spaces.

As an avid runner/hiker that frequents this area, I vehemently OPPOSE this proposal. I am a native of Los Angeles. We DESPERATELY need open spaces in which to "escape".

I strongly urge you to NOT destroy this beautiful open space.

I know with absolute certainty that I speak for thousands of my fellow Los Angelenos who also enjoy this beautiful area.

Please leave this area alone!

Ellen Reiner
Valley Village, CA

From: James Monroe <jimmonroe12@yahoo.com>

Sent: Monday, May 17, 2021 2:42 PM

To: info <info@cityofcalabasas.com>

Subject: Possible development

Hi Dear city please do not allow the development at Las Virgenes and Agoura Roads, this area is so important to the sanity of the little nature we have left here again please reconsider . Thank you ,Jim

From: Sue Hurford <suehurford@hotmail.com>

Sent: Monday, May 17, 2021 2:47 PM

To: info <info@cityofcalabasas.com>

Subject: Agoura Road development

Ladies and Gentlemen,

I am concerned by the proposed development at Las Virgenes and Agoura Roads. The Santa Monica Mountains are among the most beautiful and peaceful environments near a huge conurbation. On my regular visits to Los Angeles, I always take a few hikes, some starting where the development is proposed. Any further urbanization is profoundly to be regretted. I respectfully urge you to resist this development.

Best wishes,
James R Hurford

From: michael bourke <montenido2003@yahoo.com>
Sent: Monday, May 17, 2021 2:52 PM
To: info <info@cityofcalabasas.com>
Subject: Proposed Development Agoura/Las Virgenes Rds.

As a resident of Monte Nido I frequent this area as my "backyard" to shop, eat, and access the 101. For many reasons well known, and like the majority of current residents of the area, I strongly oppose this proposal! Please do the right thing ...

Michael Bourke
684 Wonder View Dr.
Calabasas, CA 91302-2243

From: Aaron at Buds & Roses <ajustis@budsandroses.com>
Sent: Monday, May 17, 2021 2:53 PM
To: info <info@cityofcalabasas.com>
Subject: NO ON THE LAS VIRGENES/AGOURA ROADS DEVELOPMENT

Hi Calabasas City Council,

For those that do not know me I am a resident of Calabasas, and have been along with my wife and two children for over a decade.

This development is a clear play for monetary gain, at the expense of our environment. Those who back this think it will make them happy, but only misery will come from any ill gotten gains. If you do not know that by now, I have compassion for you.

I love hiking in the beautiful mountains around us here. We need to expand our public lands, not minimize them. This action will reduce The Wildlife Linkage and Corridor by 25%! The biological diversity of this canyon is not only important for our natural environment here, it is educational and inspirational to young learners who may have an impact far beyond our small city. Why ruin this for them? For money?

This area is a gateway that millions of visitors have seen as they head into the Santa Monica Mountains. Why make this corridor even less appealing? Don't we all understand the importance of first impressions?

We have municipal codes that are supposed to protect the environment, so do your job and ENFORCE THEM. Please.

And lastly, we all know the EIR does not have the required wildlife impact analysis, so please do not embarrass yourselves and certify it.

Sincerely,

--

Aaron Justis

From: p ryan <pprryyaann@gmail.com>
Sent: Monday, May 17, 2021 2:55 PM
To: info <info@cityofcalabasas.com>
Subject: Proposal for development

I think its a mistake to develop our shrinking wildlife areas now more than ever. How many of us found solace in getting out into nature during this Pandemic? It kept me sane and I'm guessing I'm not the only one. Traffic in the area will eventually make life in the area a nightmare. There are only so many routes to the Santa Monica Mountains and the beach. Do you really want to clog those up by developing in this area?

Sincerely,
Pat Ryan

From: Marjorie Poe <poebeep@sbcglobal.net>
Sent: Monday, May 17, 2021 2:58 PM
To: info <info@cityofcalabasas.com>
Subject: Development at Las Virgenes and Agoura Rd.

Please do NOT vote in favor. It would hurt the biodiversity of the area. You should be enforcing the codes which protect the environment, and this project would need to be checked for wildfire analysis!!!

Such a BAD idea.

Please do the right thing.

Marjorie Poe

From: Meiying and Yinong Yang <ywmeiying@gmail.com>

Sent: Monday, May 17, 2021 3:04 PM

To: info <info@cityofcalabasas.com>; Bob Burris <bburris@cityofcalabasas.com>

Subject: West Village at Calabasas Public Hearing

Hi,

We are an elderly couple who just purchased a home in Calabasas, near the planned development site. We put all our life savings into our new home, which we love, but we are very worried about fire safety and evacuation. Every year, there are more and more fires. It is simply a fact in Calabasas. As we speak the Palisades Fires rage not far from us. It is a fact that there is only one way out from Las Virgenes, and it is already so backed up even on NORMAL days that it is often impossible to get out. Putting a new development here would endanger the lives of the existing residents, because when the fires happen, it makes it *even more impossible* to evacuate safely. For us elderly citizens, this is a real danger and worry. **We strongly urge you if you care about your citizens and our lives, please vote NO to the new development.**

We love this city and want to see it continue to flourish, but there must be ways to do it without ruining the environment, doubling traffic, and endangering human lives.

Regards,
Mr. and Mrs. Yang

From: Claire Meyler <missclairem@gmail.com>
Sent: Friday, May 14, 2021 5:59 PM
To: Glenn Michitsch <gmichitsch@cityofcalabasas.com>
Subject: Please stop the Calabasas Development!

Please stop the development of this wetland! Once the wetlands are gone, we cannot recover them.

The proposed construction destroys one of the few intact stands of Yerba Mansa, *Anemopsis californica*, in the Santa Monica Mountains. Please don't destroy it for development. The area of wetland that will be impacted the most will be over an acre. The project itself will consume 77 acres of grassland, coastal sage scrub, oak woodland, riparian corridor, and wetland. The area being developed, and beyond up the trail, includes 45 native and non-native plant species, including the protected California black walnut, *Juglans californica*, CRPR 4.2, Hubby's phacelia, *Phacelia hubbyi*, CRPR 4.2, Coast live oak, *Quercus agrifolia*, Toyon, *Heteromyles arbutifolia*, and black elderberry, *Sambucus nigra* ssp. *caerulea*, the former being protected in the city and county of Los Angeles.

Once developed, The area will never be able to create wetland, filled with Yerba Mansa, thickets of American Tule, *Schoenoplectus americanus*, marsh filled with the flow of seeds from Narrow-leaved Cattail, *Typha domingensis*. Perfect habitat for bobcats, mountain lions, mule deer, I'm sure at night the roar of chorus frogs and probably red-legged frogs would bring you to tears. Birds and butterflies find solace in one of the only sources of water in the area, prime riparian habitat for the Willow Flycatcher and scores of migratory birds.

<https://www.cityofcalabasas.com/our-city/current-projects/west-village-at-calabasas>

Thank you for your consideration.
Claire Meyler

-----Original Message-----

From: Megan Brehm <meganneda@yahoo.com>

Sent: Thursday, May 13, 2021 7:49 PM

To: info <info@cityofcalabasas.com>

Subject: West Village at Calabasas for City Council Meeting

As a local Resident, the West Village at Calabasas project is a cause for great concern. As fire seasons in Los Angeles County get longer it is of the utmost importance we preserve the last remaining wetland of the Santa Monica Mountains. It would be irresponsible and costly to do otherwise as well as put many future residents in danger of fires. Please consider stopping these development plans. Our children need a habitable world to live in when we are gone. Let's focus on lowering housing costs and making sound ecological and economical development decisions in our community. There are many violations of this project as is. Lets put an end to bulldozing this native habitat.

Thank you,
Megan Brehm

From: Laura Tellier <l.tell2580@gmail.com>
Sent: Thursday, May 13, 2021 9:36 PM
To: info <info@cityofcalabasas.com>
Subject: City Council - West Village at Calabasas

As a professional working in wild land restoration for the last 5 years it is heartbreaking to see plans for buildings to replace one of the rare patches of diverse native vegetation in the Calabasas area. Although much of this land, according to the building plan will be “preserved” or turned into a public park, the main building site is going to be directly on top of one of the rare sources of water for wildlife in this area. At the very least the plan should be amended to both preserve this wetland and to prevent people from the new development from turning it into a human park vs. what it should remain - undisturbed habitat for wildlife. It is disappointing to see the number of large wild lots going up for sale that have such beautiful natural spaces. It is deceiving to advertise them as being “vacant” when in reality these spaces are already home to many plants and animals that have dwindling resources for places to relocate as well as for sources of food and water. I find it both apparent and baffling that city planners don’t take existing habitat into account when considering new builds, which is clear considering the number of invasive plants the city plants on their properties. Furthermore, there are other sites close to this area that don’t represent nearly the same loss of native habitat, as they are densely covered in invasive weeds, which, while still being habitat to animals does not represent rare or potentially endangered vegetation that grows in select locations. To reiterate, at the very least more measures should be taken to preserve the wetland that this build will be irreparably damaging.

Please contact biologist Richard Rachman for more info on the significant loss that this build going through represents.

You can find him on instagram here, where he elaborates on this issue:

@a_wandering_ecologist

You can also feel free to contact me and ask me about my experiences trying to restore wild land and how difficult and costly that is once it has already been disturbed.

Thank you for your time!

-Laura Tellier

l.tell2580@gmail.com

<https://www.cityofcalabasas.com/our-city/current-projects/west-village-at-calabasas>

From: carol walker <carolnwalker@yahoo.com>
Sent: Thursday, May 13, 2021 9:13 PM
To: info <info@cityofcalabasas.com>
Subject: Stop the horrible project

You must not build that division in that beautiful area of California. You must not destroy that beautiful land. Leave it natural do not put ticky-tacky housing on that lovely area. Find another less precious area to build if you must but don't destroy that area.

From: Luresa G Byrne <byrne1o1@pacbell.net>

Sent: Friday, May 14, 2021 11:16 AM

To: info <info@cityofcalabasas.com>; John Suwara <johsuwa@yahoo.com>; Joe Chilco <joe.chilco@gmail.com>; Joanne Suwara <joasuw42@yahoo.com>

Subject: more letters

Dear City of Calabasas,

After attending the recent planning commission meetings and last week's City Council meeting regarding West Village Project, I wanted to share what may be difficult for the "public" to accept on the City's part. We are afraid of the next time an emergency occurs in our area, NOT being able to evacuate due to the gridlock that ensues at the freeway and Las Virgenes and Agoura roads. This is not an excuse for 'no development'. This is a sincere plea from a resident who has lived (thankfully) through several wildfires, a plane landing on the freeway, Kobe Bryant's crash and with each situation it becomes more and more dangerous for those of us living in the Las Virgenes Corridor to even contemplate trying to evacuate.

It is my sincere hope that Calabasas listens to it's residents and follows examples from fellow cities in the Council of Governments and gets a Hazard Mitigation and Disaster Plan or a Fire Emergency Plan for the residents that currently live and work here. Your primary obligation to Calabasas residents is lacking substance and follow through and I am certain that "we" deserve better from "you all". Thank-you for your time.

Sincerely,
Luresa Poe Byrne

When looking into 'what to do in the event of a wildfire'....do you really think the following is of any comfort to any of the residents who lived through the horror of the Woolsey Fire? No more structures or lives should be added to this city until you have done what needs to be done to keep us safe and ready for the next emergency situation. With all due respect, most of us do our brush clearance, we limit our use of water, and we do our best to look out for our neighbors. The very least Calabasas can do is get a plan 'in place' for your constituents/residents and give us something to feel proud of in our elected representatives. What follows below is simply not acceptable.

Evacuation Route Maps

PrintFeedback

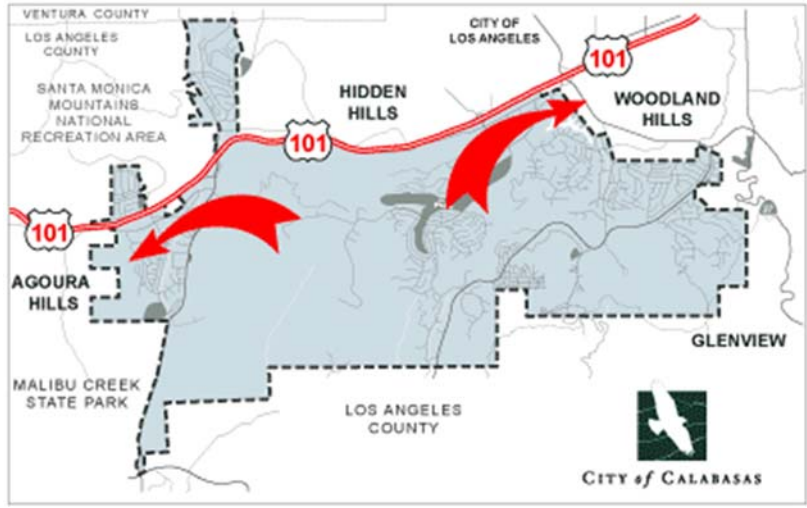
Share & BookmarkPress Enter to show all options, press Tab go to next option

Font Size: + -

Depending on the circumstance, and when the appropriate authority calls for an evacuation, follow the instructions provided by police or fire personnel, or reliable news sources. Generally, evacuation routes would include Northbound or Southbound travel on the 101 Freeway.

[Luresa's email continues on to the next page](#)

The continuation of Luresa's email



From: Joanne Suwara <joasuw42@yahoo.com>

Sent: Friday, May 14, 2021 11:49 AM

To: Luresa G Byrne <byrne101@pacbell.net>

Cc: info <info@cityofcalabasas.com>; John Suwara <johsuwa@yahoo.com>; Joe Chilco <joe.chilco@gmail.com>

Subject: Re: more letters

Couldn't have said it better, Luresa. This is something that, no matter what the decision on WV is, that we need to keep hammering away at. It is disgraceful that more than two years after Woolsey Fire basically nothing has been done. Shame on them!

Sent from my iPad

From: pinzoneedles <pinzoneedles@aol.com>
Sent: Friday, May 14, 2021 2:38 PM
To: info <info@cityofcalabasas.com>
Subject: West Village

Dear City Council Members,

“Measure O is submitted to the voters by the Calabasas City Council to **further protect open space** by removing the November 8, 2030 expiration date of ordinance number 2005-225, therefore making permanent the requirement for 2/3 voter approval for re-designation of open space lands in the City for non-open space use.”

Am I missing something? The interpretation seems pretty clear...

We are residents of Mountain View Estates. Adding the 180 new homes to the area is an irresponsible idea.

We already have another hotel being constructed right off the Las Virgenes/101 Freeway exit. This exit is already backed up everyday with the population we have now.

When we had the fires in 2018, we had a difficult time evacuating. There were lines of cars for miles trying to get onto the freeways and evacuate the area. Trying to get on the freeway was dangerous and long. Adding 180 new homes, which would most likely add 360+ new vehicles to an already congested area would be dangerous and deadly. What would happen if we had another fire? Would you want to take the chance of complete gridlock, and be responsible for potential deaths because off an already congested area and those who couldn't get out to save themselves?

The Fire Chief who spoke at the planning commission meeting, said “Sheltering in Place would be dangerous.” Why not take over the old, run down shopping centers on both sides of Las Virgenes and Agoura Roads? These are already built and desperately need a facelift. Why not focus on that and make it nice?

I am 100% against the plan of building and destroying this area with another shopping center and residential area. The wildlife already Has no place to live after the fires and the building already in process. This new development would further destroy the aesthetic of our community. Who actually wants this development? Aren't you officials elected to support the community of Calabasas? Nobody I know wants this.

Thank you for your attention to this matter,
Lisa Pinzone

-----Original Message-----

From: Shannon Harvey <shan.c.harvey@gmail.com>

Sent: Friday, May 14, 2021 3:47 PM

To: info <info@cityofcalabasas.com>

Subject: West Village

To whom it may concern:

I am contacting you in regards to the proposed development of West Village off of Las Virgenes road. I have been a resident in this area for three years now. The reason I chose this location was due to the abundance of open space versus other cities. I wholeheartedly oppose the proposed development for several reasons. First, the additional traffic and congestion is unacceptable, and frankly COMPLETELY unsafe in emergency situations (like the Woolsey fire we just experienced where traffic was gridlocked trying to evacuate). "Normal" traffic at that intersection and attempting to get on 101 S is already a nightmare. Secondly, the destruction to the hillside and wildlife habitat is unacceptable as well. Lastly, there is a significant amount of VACANT retail space at the end of Las Virgenes already built that has sat unoccupied the entire 3 years I've lived here, so what is the point of adding any new retail space!?! Please use good logic and ensure Calabasas stays a place we want to live, not an over crowded, over populated city.

Thank you,
Shannon Harvey

From: John Suwara <johsuwa@yahoo.com>
Sent: Friday, May 14, 2021 4:21 PM
To: info <info@cityofcalabasas.com>
Subject: City Council - West Village at Calabasas

Re: Traffic in the Las Virgenes Valley, I've lived here for over 45 years and have seen the Las Virgenes Valley develop from a very rural area with thousand of acres of open space to a busy valley with congestion and traffic

It is conservatively estimated that there are now 8,000 people living in the Las Virgenes Valley based on an analysis of voter records. That is about 1/3 of the Calabasas population. If there is a sudden fire during a high wind event the fire could quickly spread causing chaos. During the Woolsey fire there was plenty of advanced warning the fire was coming our way so that most people evacuated during the pre dawn hours before the fire arrived.

What happens if fire fighting resources are spread thin like during the Woolsey Fire and a surprise fire starts that is major and 8,00 people have to suddenly get out of this valley? A couple of weeks ago we saw a surprise fire start at the east bound 101 entrance ramp from northbound Las Virgenes Road and traffic immediately backed up. Fortunately we did not have high wind event and the fire was quickly put out by our brave Firefighters. We were lucky this time. But next time we may not be so lucky.?

Do not build in this very fire zone. It is a danger to the people live here and if built to those that move here. Please vote no on this project.

Thank You
John Suwara

From: John Suwara <johsuwa@yahoo.com>
Sent: Friday, May 14, 2021 4:57 PM
To: info <info@cityofcalabasas.com>
Subject: City Council re West Village at Calabasas

Re Fire and Vegetation:

Right after the Woolsey Fire the former Director of the Mountain Restoration Trust, Dr. Ezekial Schlais, held a community meeting re the Woolsey Fire that was very informative.

One of the speakers was Dr. Stephen D. Davis, Distinguished Professor of Biology at Pepperdine University's Seaver College. Professor Davis spoke about fires in the Santa Monica Mountains. It was a very interesting talk filled with information. He spoke about how the frequency of fires are increasing and destroying native vegetation. It takes longer for native vegetation to re-establish itself. It is being replaced by non-native invasive vegetation changing the ecology of the mountains.

This is to suggest that the City of Calabasas invite Professor Davis to a City of Calabasas meeting to discuss fire and the ecology of where we live, the Santa Monica Mountains.

Attached please a link to the Professor's background.
[Stephen D. Davis | Pepperdine University | Seaver College](#)



Stephen D. Davis | Pepperdine University | Seaver College

Stephen D. Davis Seaver College Faculty

John Suwara

-----Original Message-----

From: Chelsea Biegler <chelsealbiegler@gmail.com>

Sent: Friday, May 14, 2021 7:26 PM

To: info <info@cityofcalabasas.com>

Subject: West village

Good evening,

My family and I live in calabasas near this proposed building site. I am begging you as a local resident not to pass this project in order to preserve our already depleted natural resources/habitats. Furthermore, we do not want to increase our traffic load, fire hazards, and population. Los Angeles already has an abundance of built up areas that need plenty of TLC where these contractors and builders can work.

Your concerned resident,
Chelsea Moghtanei

Sent from my iPhone

From: Kristin Reeg <kristin8reeg@gmail.com>

Sent: Friday, May 14, 2021 11:44 PM

To: info <info@cityofcalabasas.com>

Subject: West Village at Calabasas

I am writing to oppose this project. I come to Calabasas often to enjoy the beautiful outdoor areas, go hiking, and then I enjoy spending money eating dinner afterwards. I want to keep our open spaces open and wild- there are so few of them left in Southern California. Please do not approve this project!!!!

Thanks,

Kristin Reeg from Los Angeles 90039

Sent: Saturday, May 15, 2021 7:47 AM

To: info <info@cityofcalabasas.com>

Subject: MEETING Monday, May 17 PROPOSED DEVELOPMENT

Calabasas has an ordinance that prohibits development in Open Space without a 2/3 vote of residents. REMEMBER TO REMAND THIS TO A VOTE OF THE PEOPLE

THIS DEVELOPMENT HAS TOO TOO MANY FLAWS I HAVE LIVED HERE SINCE 1978 AND YOU ARE DESTROYING WHAT GOD MADE BEAUTIFUL FOR YOUR OWN GAINS AND NOT THE COMMUNITY

-----Original Message-----

From: coralie marlowe <cm08@sbcglobal.net>

Sent: Saturday, May 15, 2021 7:48 AM

To: info <info@cityofcalabasas.com>

Subject: Village proposal

Do not proceed with plans for development in this vacant land

Coralie Marlowe

24656 via Tecolote calabasas

From: Joe Chilco <joe.chilco@gmail.com>
Sent: Sunday, May 16, 2021 7:03 PM
To: info <info@cityofcalabasas.com>
Subject: City Council 5-17-21 - West Village at Calabasas - public comments

Mayor Bozajian and City Councilmembers,

Please consider the following in your deliberations:

1. Protection and preservation of Open Space

The existing laws are clear. No development on OS-DR zoned land. No permanent uses.

There is no overriding benefit to the existing residents that will allow the bulldozing of 20 acres of Open Space, the majority of which are outside the area zoned for development.

A vote of the people in accordance with Ordinance No. 2005-225, which enacted Measure D in the Municipal Code, should be required.

The exceptions to this as described in Paragraph B.3, such as bus shelters, parking facilities, and comfort stations; and public utility facilities would potentially benefit all Calabasas residents.

These uses are not comparable to bulldozing 20 acres of Open Space into manufactured slopes with concrete v-ditches. That doesn't benefit all the residents and it's in direct opposition to their stated support for preservation of Open Space confirmed with the passage of Measure D.

2. The EIR is deficient and cannot be certified

CEQA requires an analysis of fire risk. The EIR is deficient in this regard.

This development will still be in that canyon in 20 years. It has a long-term impact on increased fire risk. The risk doesn't go away. The finding of "less than significant impact" cannot be made. A robust analysis is necessary to determine any finding.

In February 2017, after the ballot measure F defeat, at the request of our respective legal representatives, Mary Hubbard, for Malibu Canyon Community Association, and myself, as plaintiffs in a CEQA lawsuit in connection with the then-City Council's approval of the Canyon Oaks project, met with Rick Bianchi of the New Home Company.

We suggested a development situated north of the creek with no landslide bulldozing in OS-DR zoned land would avoid most of the worst environmental impacts and would preserve the hillsides in their natural, undisturbed state, which was the Calabasas voters' intent when they voted No on F.

In regard to increased fire risk, consider what has occurred since that conversation with the New Home Company's representative.

The annual summary of fires in California found on the Cal Fire website, includes these facts: **"In terms of property damage, 2017 was the most destructive wildfire season on record in California at the time.**

Throughout 2017, the fires destroyed or damaged more than 10,000 structures in the state (destroyed 9,470, damaged 810), **a higher tally than the previous nine years combined.** (*The 2030 General Plan was completed in 2008 – that’s nine years before 2017.*)

The 2018 wildfire season was the deadliest and most destructive wildfire season on record in California. This new batch of wildfires included the Woolsey Fire and the Camp Fire, which **killed at least 85 people.** It destroyed more than 18,000 structures, becoming both California’s deadliest and most destructive wildfire on record.

The 2020 California wildfire season was characterized by a record-setting year of wildfires that burned across the state of California as measured during the modern era of wildfire management and record keeping.

On Friday, May 14th, 2021, a fire occurred locally, per this local source.

“The smoke you smell is from last night’s fire that started in Pacific Palisades at about 10 p.m.-- LA County Fire initially assisted the City of LA Fire Department (LAFD) -- at 1807 Michael Ln. Hard to locate fire because of the marine layer.

LAFD firefighters worked through the night to hold it to approximately 15 acres. Fire fighting efforts were primarily from the air with LAFD making continuous drops until 5 a.m. They report difficulty in fighting it through the night -- visibility and steep hillsides in remote canyon -- crews could not get trunk lines in place. LAFD will update this morning now that it is light. Cool weather and no wind helped immensely.”

Let’s look at this information in light of the Fire Chief’s comments at the Planning Commission public hearing:

“So time of day of the fire is a significant impact on the population. So a fire that happens at 2 in the morning may be different than at 2 in the afternoon.”

This one started at 10pm. Dark. Difficult territory to get to and get equipment in.

“So what your fire department is doing, we’re partnered with NOAA. They have a satellite called the ghost satellite, that detects heat energy from a satellite so we get instant notification upon when a fire starts. ... We have and are working with groups that we already have in place, which is heat sensing technology via cameras being set up that detect heat energy, heat sources. But I can tell you that rarely, very rarely does a fire go unreported, undetected within the first ten minutes.”

Modern technology is not foolproof. It couldn’t see through the marine layer.

“...in a very wooded area, those challenges are different compared to the new construction with significant road systems that are more navigable than those that are way deep in some of the canyons and narrow roads.”

They couldn’t get their trunk lines in place.

Cool weather and no wind – that’s not the case ever during Santa Ana wind-driven fire events. It was fortunate in that regard because there’s no way to control the elements. Despite this, by Saturday night the fire had grown to 750 acres burned and prompted mandatory evacuations.

Evacuating a development that’s deep in a canyon presents challenges. Fire in canyons can create a “chimney” effect where flames get longer and grow quickly. Fire likes to travel uphill and downwind.

You heard testimony last week from Dr. Tiffany Yap, the wildfire scientist from the Center for Biological Diversity who wrote the “Built to Burn” report. I included that report in my previous written comments to you. Please give serious consideration to her written and spoken comments.

“Hazard” is based on the physical conditions that give a likelihood that an area will burn over a 30 to 50-year period without considering modifications such as fuel reduction efforts.

“Risk” is the potential damage a fire can do to the area under existing conditions.

The Fire Hazard Severity Zones identify fire hazard, not fire risk. It’s an important distinction. Putting buildings in a box canyon beside open space is adding fuel. Much more fuel than what is currently there now. And this fuel doesn’t have to wait 20 years to grow back. Once the buildings are in place the increased risk will exist for as long as they exist. It doesn’t go away.

Dated May 14, 2021, the opening paragraph of a letter submitted by Rincon Consultants, Inc. states “Rincon Consultants, Inc. has prepared this letter to provide a summary of the impacts of the proposed West Village project (proposed project or project) related to wildfire in response to concerns raised by members of the community and Planning Commissioners at the Planning Commission public hearings on the West Village project on April 15 and April 21, 2021.”

Rincon points to Topical Response E as the only adequate analysis required. Rincon contends this even though this statement is included in Topical Response E “A number of commenters on the Draft EIR did suggest that further analysis of the project’s potential impacts related to wildfire was needed.” Their reasoning for why further analysis was not done is because the Planning Commission didn’t ask for it. The public commenters already had asked for it. Topical Response E is woefully inadequate. In the absence of a robust analysis of the wildfire fire risk, a finding of “less than significant” cannot be made.

The EIR was not completed until June 2019, which is 6 months after the effective date of the 2018 update to CEQA requirements with regard to fire risk. Those requirements are applicable. The EIR is deficient.

Despite its statements that it has listened to residents, New Home Company continues to refuse to compromise in a significant way when it was told five years ago what might meet with public support.

This developer refuses to be reasonable. New Home Company wants you to ignore the City’s existing laws, the increased fire risk, and the environmental damage.

And “push has come to shove”. The City Council has the legal justifications for voting to deny approval of the project and to not certify the EIR.

I ask that you enforce the existing laws and defend them in court, if necessary, to protect the public's interests.

Or, as another option, please consider putting the matter on a ballot measure. Let the people vote.

Thank you for your consideration.

Joe Chilco

Calabasas resident (address on file)

On behalf of myself and Volunteers For Responsible Development

From: John Suwara <johsuwa@yahoo.com>
Sent: Monday, May 17, 2021 1:24 AM
To: info <info@cityofcalabasas.com>
Subject: City Manager, Calabasas City Council

Re: Rincon May 14, 2021 Report

West Village at Calabasas EIR is still Deficient

The Rincon Report that has suddenly appeared at the last minute has no new information other than presenting excuses defending staff and its consultants for not addressing wildfires. It is sad to see this type of report. It would not have been necessary if staff had followed the new CEQA guidelines and included Section XX Wildfires in the last Recirculated DEIR. There was plenty of time because the RDEIR was released in September 2020.

They even mention residents that live on Ruthwood in the Malibu Canyon Tract having expressed concerns about wildfires and the project. The Malibu Canyon Tract lost 9 homes plus damage to others. The fire was intense and fire fighters were stretched thin. Neither staff or the consultants live here so they don't have the appreciation for the danger of Wildfires like those of us that live here. We typically experience one major Wild Fire approximately every ten years in our tract plus others in neighboring areas. But staff dismissed the concerns of these residents because the City did not receive any NOP responses suggesting additional analysis of wildfire impacts beyond that contained in the Initial Study were necessary. The Draft EIR prepared by the City and circulated for public review from December 21, 2018 to February 19, 2019 did not include additional analysis of wildfire impact.

CEQA came out with additional guidelines in December, 2018 so there wasn't time to include the new Section XX to address Wild Fires in the 2018 EIR. But there was time to include it in the RDEIR that was released in September 2020. The arguments given for not including Section XX are less than satisfactory. They could have been included.

As a result the **West Village at Calabasas EIR is deficient and should not be approved.**

As I was working on this letter I came across a couple of other items that are of interest and I've attached to this email. They raise questions that I hope you will ask. They are:

First is Form F which is part of the West Village CEQA Document. On Page 2, First box it asks: If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The answer given is: **No known areas of controversy.**

This project has had lots of controversy. Can you ask Glenn in the hearing why the form says No known Controversy?

Second is Page 309 of the "Additional Public Comments" for tonight's City Council that has correspondence between Glenn and HCD. In the correspondence Glenn provides HCD with correspondence that Calabasas received from CDFW and SMMC and the names of his contacts at those two agencies. Tom Bartlett and Maureen Tamuri were copied on this email. Can you ask Glenn why he asked the HCD to contact CDFW and SMMC to soften their criticism of environmental concerns?

Thank You
John Suwara

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017091009

Project Title: West Village at Calabasas Project

Lead Agency: City of Calabasas

Contact Name: Glenn Michitsch

Email: gmichitsch@cityofcalabasas.com

Phone Number: (818) 224-1707

Project Location: 4790 Las Virgenes Road, Calabasas, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves the development of residential, commercial, and public open space/trail uses on an undeveloped site of approximately 77.22 acres. The residential component would include a non-gated community of 15 three-story multi-family housing buildings. Each building would provide 12 dwelling units for a total of 180 units, 18 of which would be designated affordable housing units (very low income). The commercial component would consist of a 5,867 square-foot retail center, including restaurant and retail uses. Approximately 86 percent of the site (66.1 acres) would be preserved as open space. Non-remedial site grading would involve approximately 218,770 cubic yards (cy) of cut and 240,785 cy of fill. The project's remedial grading would reshape and terrace the land to stabilize the ancient landslide hazard area. This remedial grading would involve an estimated 2,403,418 cy of cut and an estimated 2,406,971 cy of fill. All soil would be processed and balanced on-site due to the effects of shrinking (reduction in volume) and bulking (expansion of volume); no soil would be imported or exported.

The Recirculated Draft EIR includes revisions to Introduction, Project Description, Environmental Setting, and Section 4.10, Traffic and Circulation and Section 6, Alternatives.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

In the Recirculated Draft EIR, Section 4.10, Traffic and Circulation, includes mitigation measure T-5, Construction Traffic Management Plan, to reduce construction related traffic impacts to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board (RWQCB) – Section 401 water quality certification
California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement
LA County Fire Department - Fuel Modification Approval, Clearance for Construction, and Certificate of Occupancy
County of Los Angeles Department of Public Works - Sewer Plans Approval
Las Virgenes Municipal Water District - Utility Plans Approval and Temporary Construction Water Approval

Approval of a Section 404 discharge permit from the United States Army Corps of Engineers (USACE) would be required for the project; however, the USACE is not a responsible or trustee agency since it is a federal agency.



Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

PROJECT MEMORANDUM

To: The New Home Company
85 Enterprise, Suite 450
Aliso Viejo, California 92656
Project No. 12558.001
Date: May 17, 2021

Attention: Matthew Blain

From: Andrew A Price, CEG 1705; John Haertle, GE 2352

References: 1) Byrne, Gregory, E-mail to the City of Calabasas, Subject: West Village 2021, dated May 10, 2021, 8:08 PM, from Luresa G Byrne, authored by Gregory Byrne.

2) Suwara, John, E-mail to the City of Calabasas including Attachment (Byrne Comments about the West Village at Calabasas), Subject: City Council Meeting 5/12/2021.; dated May 10, 2021, 4:45 PM, from John Suwara.

This memorandum is prepared in response to comments contained in the referenced email sent to the City of Calabasas City Council. The purpose of this memorandum is to respond to a number of comments made by the authors of the referenced emails by highlighting various features of the administrative record relative to geotechnical findings, conclusions and recommendations for the West Village project.

Gregory Byrne Email – Reference 1

Byrne Comment: *The landslide is an ancient or pre-historic landslide that moved to the northwest and into the canyon bottom where it has been for thousands of years. The slide has no more driving force and is buttressed at the toe by the opposite canyon wall and by natural alluvium that filled in the canyon after the slide moved. It is important to note that the arrows on the landslide showing direction of movement show that the landslide moved obliquely away from, and not toward the Colony.*

Leighton Response: The use of “ancient” or “prehistoric” to characterize a landslide describes the generalized age of the original landslide movement. There is no technical

definition for such descriptors. Further, no data exist in the technical record that dates the age of the landslide or the date of last movement of the landslide whether movement occurred hundreds or thousands of years ago.

In fact, we know that the landslide has had multiple events of slope instability with areas varying in size, depth, location, and type of instability over time based upon the geotechnical site investigations. In Geolabs Westlake Village report dated May 6, 2016, for example, there is documentation in the record of visual evidence of recent landslide movement that was observed during the 2010-2011 field investigation by four California-licensed Certified Engineering Geologist representing three different firms.

The landslide does move obliquely to the Colony project. RJR Engineering proved in their geotechnical investigations that the slide was not present on The Colony property. This finding was further established during grading operations observations for The Colony project. The West Village property, by contrast, is sited in a manner that would render it vulnerable to impacts from the adjacent landslide.

Byrne Comment: *The consultants opine that the landslide may move if not remediated, but do not provide calculations that determine the safety factor of the slide in its existing condition.*

Leighton Response: As presented in our report which is part of the administrative record, a slope stability analysis was presented for the existing landslide, assuming no groundwater within the slide mass (which is more favorable for slope stability than actual conditions found during site investigations). That study demonstrated that the factor of safety for the landslide is less than the required factors of safety of 1.5 for gross stability and 1.1 for pseudostatic stability. With groundwater present, the factors of safety for the existing landslide would be even lower than was presented in the report.

Byrne Comment: *It is important to note that the geotechnical consultant (RJR Engineering) that worked on the West Village landslide long before the Colony was developed eventually became the consultant of record for the Colony. That firm got the Colony project approved without remediating the landslide or changing the debris basin, suggesting that the landslide was not a hazard to that development.*

Leighton Response: RJR and/or previously West Coast Soils, were the geotechnical consultants of record for The Colony project in the 1990's and early 2000's when Pacific Soils and later Neblett and Associates were the consultants of record for the subject property. The licensed engineer and geologist working on The Colony project for West Coast Soils, were the same licensed professionals that subsequently represented RJR Engineering on The Colony project. As noted above, RJR Engineering established that



the landslide moves obliquely to The Colony site. Such is not the case for the West Village site, however. Put succinctly, the substandard calculate factors of safety (i.e., less than 1.5 for static conditions and 1.1 for pseudostatic conditions) and the potential for slope instability and the associated directional movement of the landslide debris would avoid The Colony, but threatens the stability and safety of the West Village site without remediation.

Byrne Comment: *Based on the report issued by RJR Engineering on November 10, 2014 and contained in Appendix D of the RDEIR, Section 4.4.4 Debris Flow; RJR states that “the debris basin has been oversized to account for a possible single event in accordance with the County of Los Angeles. The required volume is 8,750 cubic yards and the system has been designed to hold 9,840 cubic yards”.*

Leighton Response: RJR did make the statement that it was oversized to account for slope instability, however, we know from the County of Los Angeles, Department of Public Works Geotechnical and Materials Engineering Division (“GMED”), that the design is not nearly large enough to satisfy the GMED requirements for a permanent debris basin due to the presence of the landslide and the potential quantity of debris that may result due to the size of the slide mass.

Byrne Comment: *On page 72 of the report under Item #1 Southern Landslide, RJR states that “the factor of safety of the slide complex is below 1.5 under static conditions and under 1.1 for pseudo static conditions”. They do not indicate what the safety factor of the landslide is in its present condition, and there are no calculations in the reports that substantiate the argument that the landslide is susceptible to future movement.*

Leighton Response: RJR conducted extensive slope stability analysis and their analysis demonstrated that standard of care and City requirements for slope stability are not met with the landslide left in an unremediated condition.

Byrne Comment: *On page 72 of the report under the heading “Hazards Associated with Strong to Severe Ground Shaking” there is no mention of slide re-activation due to an earthquake.*

Leighton Response: Pseudostatic slope stability analysis is the analysis of slope stability during ground shaking. The results of pseudostatic analysis evaluating the landslide during ground shaking are less than the required minimum factor of safety of 1.1 as presented throughout the administrative record.

Byrne Comment: *Lawson Geotechnical who provided the second party review to support developers position to do the remedial grading said that the chances for impact to the*



Colony or Las Virgenes Road due to gross or surficial stability on the West Village site without the landslide remediation was “slight”.

Leighton Response: LGC Valley, Inc. (“LGC”) was hired by the City of Calabasas to provide review services. They were not hired by the developer. The use of the word “slight” was included in their opinion, however, unless the size, location, type of failure and existing conditions on the ground at the time of failure are understood, speculation of the potential effect of slope instability is not a factual conclusion, it is only a generalized opinion. As an example of what could happen, if you had a large mudslide emanating from within the landslide that was very fluid, it could flow downhill to the building pad area of the West Village project and then flow down canyon towards The Colony and the road. Multiple variables could affect surficial debris flows. For example, obstructions on the ground or in the debris basin could cause flow in ways and directions that are unpredictable and perhaps dangerous. There are many examples of this kind of hazard documented in the news record over the past several decades.

Byrne Comment: *Without the slide repair and the deep excavation into the hillside developer has no material to grade the pad. Developer is bringing back exactly the same project that was voted down last time and refuses to consider any alternative that does not involve the remedial landslide grading.*

Leighton Response: The purpose of grading the slope is to achieve a minimum 1.5, 1.5 and 1.1 factors of safety for gross, surficial, pseudostatic slope stability respectively for the slope and for the residences on the 11 acres adjacent to the landslide. It is **not** to obtain fill for the grading pad. In fact, none of the removed soil will be used for the building pad. It will be required for the slope rebuild. That is because the slope is proposed to be rebuilt close to the existing natural contours. It will be rebuilt with compacted fill which will be denser than the existing landslide material the fill replaces. Because of the fill compaction, more additional fill than was excavated for the slide repair will be required to rebuild the slope. Grading of the building pad does not require utilization the landslide soils removed during remedial grading, as the quantity of the soil excavated to remove the landslide will be necessary to rebuild the slope with compacted soil.

Byrne Comment: *I disagree that there are no other alternatives to the landslide removal project. Developer has a lot of flat pad located well away from the toe of the landslide that can be safely developed.*

Leighton Response: This is a broad, generalized statement without facts presented to support this conclusion. Depending on what such an “alternative” might be, and its feasibility, many questions would have to be evaluated. For example, how do you mitigate



the compressible alluvium and buried landslide debris away from the present day toe of the landslide without undermining the support of the landslide? If you don't excavate the compressible soils, how do you mitigate the hazard of compressible soil in a feasible way? The City's Zoning Code and General Plan both mandate slope stability measures for anything that is considered development near the hazard. In short, given the myriad variables in the event of a gross or surficial failure of the landslide, any project located on the 16-acre developable parcel adjacent to the landslide would require full remediation of the landslide area. Anything short of full remediation would render any development in the 16-acre pad uncompliant with the City's own factor of safety requirements in its zoning code.

General Leighton Response: A factor of safety of 1.0 means that under the current conditions as analyzed, the hillside is "stable," i.e., there is no slope movement. If the slope moves, the factor of safety is going to be 0.99 or less. Just because a slope reaches equilibrium and stops moving at some point (a factor of safety of at least 1.0) does not mean that conditions could change causing the factor of safety to go below 1.0 and reactivating slide movement. We have cited previously that conditions could change due to heavy storms and wet conditions, erosion, seismic activity or man created activities among others, so the writer's position that the slide is currently stable does not mean anything beyond its state presently today. This is why the standard of care is to design to minimum factors of safety that are higher than 1.0.

John Suwara Email - Reference 2

General Leighton Response: The email and its attachment attempts to draw direct comparisons between the landslide on the West Village project property and the La Conchita landslide, which was never contemplated in the Leighton report that is a part of the Administrative Record. The La Conchita landslide discussion and pictures contained in the Leighton report were simply presented for the purpose of illustrating what can happen to developed property that exists downslope of an unmitigated landslide when site geotechnical conditions change and result in a slope failure. As presented previously, the existing landslide on the ascending slope south of the West Village building pad does not meet the City requirements or the industry standard of care for slope stability for a residential project. While the landslide may not be exhibiting signs of instability currently, geologic observations in the landslide area during the 2010-2011 site investigation indicated recent movement within the landslide mass. To meet City and standard of care requirements for slope stability of a residential property and to remove

the safety hazard presented by potential landslide movement, the landslide south of the building pad for the West Village site should be remediated.



May 17, 2021

City Council
City of Calabasas
100 Civic Center Way
Calabasas, CA. 91302

Dear Mayor Bozajian and Councilmembers:

I'm writing in response to Rincon's letter of May 14, 2021 that was posted to Monday's agenda. I apologize for this late submission, but it took time today to confirm some of the research.

The requirement the wildfire risk be analyzed was confirmed by a phone call to the Office of Planning and Research's Clearinghouse this morning. I specifically asked about the 12/28/2018 amendment date and whether the subsequent EIRS (June 2019, September 2020 and March 2021) were required to include the analysis. The person I spoke to confirmed that those EIRs should include wildfire risk analysis. I urge you to call and confirm that for yourself: (916) 445-0613.

A mountain of evidence (including peer-reviewed studies) shows that placing more development in high fire-prone wildlands exacerbates wildfire risk, which affects the surrounding environment and existing residents, not just new ones of the proposed project. A thorough analysis of wildfire-related impacts is required under CEQA since December 28, 2018.

In response to commenters pointing out its absence in the EIR, Rincon has now submitted their letter justifying their lack of analysis.

Rincon cites Section 15007(c)¹ "If a document meets the content *requirements in effect when the document is sent 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)

The June 2019, September 2020 and March 2021 EIRs ("documents") *did not meet the content requirements in effect after December 28, 2018*. If the amendment had taken place *after* any of those EIRs were circulated, the document would not need to be revised. The quote Rincon cited applies only to the Draft EIR dated 12/21/2018 because it *predates* the CEQA amendment.

The Rincon letter states

"Although some commenters at the Planning Commission public hearings on July 10, 11, and 18, 2019 commented on the wildfire issue, this was not a subject of substantial discussion by the Planning Commission and additional analysis of potential wildfire impacts was not requested."

So Rincon's excuse for not including the analysis is they weren't *asked* for it? *CEQA requires it*.

¹ Page 140, 15007 Amendments. https://resources.ca.gov/-/media/CNRA-Website/Files/Programs-and-Projects/CEQA/CEQAHomepage/2019_CEQA_Statutes_and_Guidelines.pdf?la=en&hash=28D5D3CF051762486FC0A43B850921F85E30E8CC

Rincon's first paragraph states "the analysis contained in the Amended Final Environmental Impact Report (EIR)² addresses the project's impacts on the environment as they relate to wildfire in compliance with the California Environmental Quality Act (CEQA)."

A word search of the Amended Final EIR shows the instances where "fire" is mentioned. None of the instances where "fire" appears in the EIR pertains to *wildfire risk to the existing community*. CEQA requires more than just the mention of the word "wildfire"; they require *actual analysis*. That was not done in Rincon's EIR. The Final EIR was circulated in June 2019, six months after the new requirement. They had another opportunity with the Amended Draft EIR (September 2020) and yet again with the Recirculated EIR (March 2021).

Rincon's letter notes that its Topical Response E was written in response to wildfire questions by two residents. It states "The project would not contribute to the critical fire environment because it would not increase the number of ignition sources in the project area as the project site is currently adjacent to urban development along Las Virgenes Road." This ignores the fact that the project is proposed for a box canyon, surrounded by mostly open space. The number of ignition sources is increased just by putting 180 units in the wildland urban interface. Rincon has submitted no data that can support the above statement. Actual analysis must be done.

Rincon's letter says that Topical Response D covers evacuation – for project residents and employees. It notes:

"project-related traffic would incrementally increase congestion on Las Virgenes Road. However, the project site is located approximately 0.25 mile south of the U.S. 101, which would be the primary evacuation route for Calabasas residents; therefore, project residents and employees would be able to quickly access U.S. 101 from the project site. The project also does not include any design features that would impede emergency access or evacuation. In fact, as part of the proposed frontage improvements, the project would include adding a third northbound lane on Las Virgenes Road, north and south of the intersection with Agoura Road, and a sidewalk along Las Virgenes Road that would connect to existing sidewalks located north and south of the project site. The additional lane and sidewalk connections would improve vehicle and pedestrian circulation, which would benefit emergency access and the function of the evacuation route on Las Virgenes Road."

I remember reading during the Measure N campaign that population was estimated at 2.5 people/unit. That means at least 450 people for West Village and likely over 350 cars. The residents that live along the Las Virgenes Road corridor know all too well what happens during a fire: gridlock. Often, it involves the closing of the 101. Or Mureau Road. What does that do to evacuation for the area? Citing sidewalks as helping evacuation is ludicrous. Where are residents going to walk to? Las Virgenes Road? Then what?

The remainder of Topical Response E deals with air quality, the required Stormwater Pollution Prevention Plan and a rare plant survey. What wasn't dealt with in either the Topical Response or any of the EIRs was actual robust analysis of wildfire risk to the community.

The bottom line is the EIR is still deficient and must not be certified.

Thank you.
Frances Alet
Calabasas

² Calabasas, City of. 2021. Amended Final Environmental Impact Report for the West Village Project. April 2021. Available at: <https://www.cityofcalabasas.com/our-city/current-projects/west-village-at-calabasas>

From: John Suwara <johsuwa@yahoo.com>
Sent: Tuesday, May 18, 2021 6:04 PM
To: info <info@cityofcalabasas.com>
Cc: Joanne M Suwara <joasuw42@yahoo.com>
Subject: City of Calabasas City Council

Re: West Village at Calabasas

Dear Mayor Bozajian, Mayor pro Tem Maurer, Council Members Kraut, Weintraub and Shapiro

On behalf of the Calabasas Coalition we would like to thank you for your vote to deny the West Village project. Wildfire concerns and preservation of open space are a top priority of Calabasas residents. Your commitment to fire safety and upholding the ordinances in place to protect this parcel of land from permanent destruction is very much appreciated.

Thank you,

Joanne & John Suwara
The Calabasas Coalition

From: Raghu Iyer <sraghuiyer@gmail.com>
Sent: Tuesday, May 18, 2021 5:15 PM
To: info <info@cityofcalabasas.com>
Subject: City Council - West Village at Calabasas project

Big Thank You !!! to all the council members who showed leadership and did not hesitate a bit to do the right thing by denying the Westlake project proposal.

Thank You
Raghu Iyer

From: Pamela Abbott <abbottpj02@yahoo.com>

Sent: Tuesday, May 18, 2021 4:07 PM

To: info <info@cityofcalabasas.com>

Subject: Development of Calabasas - Agoura Road and Las Virgenes

Good Afternoon

I am writing to voice my concern regarding the proposed development in this area.

This area is especially meaningful to me for over 50 years, having grown up in the San Fernando Valley and enjoyed this area for all that it offers. It is a beautiful area and is already too overdeveloped for my taste. We need the biological diversity the canyon has to offer for all. Our stewardship is greatly needed to protect the area for not only the human factor but all living things for a healthy environment. The reason we have guidelines is to FOLLOW them: Has a complete wildfire impact analysis been done? If not why not. Given that California is & has been in a serious drought for years with no foreseeable relief in the near future. We as stewards need to be responsible; ethical & moral about our environment. If we humans don't take care of where we live NOW what will we leave our children/grandchildren. STOP the development in this area.

Not everything is about the almighty buck.

Thank you for your time.

Sincerely,

Pamela Abbott

From: M Ste <hdc20ca@gmail.com>
Sent: Tuesday, May 18, 2021 11:38 AM
To: info <info@cityofcalabasas.com>
Subject: City Council - West Village at Calabasas Project - our continued mission

Dear Calabasas City Council,

We may take a brief sigh of relief from the onslaught of greed and destruction as well as celebrate our heartfelt victory, but that should be a quick sigh and then the formation of strong unified resolve to remove the threat.

We need to come up with a plan to stop the constant threat. There is more than enough private wealth, intelligence, expertise and passion for our environment in this city to buy all our land, rezone and come up with a solid plan. If the Housing Element was based solely on lateral land space, it would be a complete disaster and the entire state would be wall to wall multi level apartment boxes which is what the land developers want. The owners of TNHC live in Newport Beach, Aliso Viejo and other similar areas. They don't care one bit about us or the environment.

One point must be clarified which no one has clearly illustrated: The property was purchased with the clear and knowing intention to overthrow our city and exploit us. There was no error or "bad" purchase, except that they underestimated **US**. Here is a list of TNHC's [many subsidiaries listed by the SEC](#) all incorporated in Delaware. [Again: SEC report](#) The company has engaged in systematically overthrowing other cities and spreading false information by multiple means including fake websites. They lobby various states to pass laws to allow them more freedom to destroy the land for a quick profit.

They have perverted the original intent of and weaponized the Housing Element in California.

The entire remainder of the Malibu/ Las Virgenes Watershed must be effectively, definitively and strongly protected INTACT - ASAP. Every inch of land, every drop of water, every critical indigenous plant, and every creature must be protected as is our responsibility. We are the Environmental Stewards of our land. We must form a much bigger and diversified team to accomplish this within our city. This has become too big for our current very small Planning Commission.

If the city has limited space to build and the City Plan is updated to accommodate the protected easements and other protected wildlife areas including the watershed, will that change the number of units required? What do other small cities that contain or border national wildlife forests, parks, protected open spaces, and preserves do? [How do we reduce the number of housing units required to reflect the reality of our city's natural resources?](#)

We must accurately update the City Plan, zoning and ordinances.

I don't mind publicly stating that all the representatives of [Tnhc Canyon Oaks Llc \(aka The New Home Company\), registered as a corporation in Aliso Viejo, California](#), were chillingly evil including all the smooth talk, fake scare tactics and completely fictitious traffic analytics. The fire consultant was shockingly incompetent. I wonder what past Fire Chief Anthony Williams would say about trapping a bunch of people in a small canyon surrounded by fire to "shelter in place". [Those people sheltering in place will be our beloved children and grandchildren.](#) They will be trapped and unable to drive away no matter how many lanes are added to Las Virgenes. It will just create a BIGGER bottleneck and fire trap immediately before the 101. Would you rather die in your car or die in your home? I take all the gaslighting from the TNHC team as a personal insult as should everyone.

This will never stop until we stop it.

Maybe we can gerrymander the land on behalf of the crows.

Sincerely,

Marlene Stewart
Calabasas Resident & Parent