

Exhibit C

1992: Draft City of Calabasas General Plan



GENERAL PLAN

1.3 COMMUNITY VISION:

INTRODUCTION

The "vision" for the City of Calabasas is a sustainable community in which there is a balance among economic development, infrastructure, environment and aesthetics, and social equity. Sustainability is a powerful concept, but achieving it will not be a simple task. The challenge of sustainability is to modify our social patterns so that the way in which we go about meeting the needs of the present does not compromise, but supports, our ability to meet our own future needs and those of our children.

NATURAL ENVIRONMENT

The wonderful quality of life for residents of Calabasas is due primarily to the beauty of the hills and valley, both within and surrounding the community. Calabasas is a beautiful, pleasant community in which to live, work, and enjoy leisure-time activities. The City's natural environmental setting and rural character were the factors considered by many when selecting this area to live in. As new development encroaches on the rugged terrain, it is necessary to retain the qualities which brought people to Calabasas. Preservation of this environmentally sensitive area was a primary reason for incorporating. Without local control, growth and development may not reflect the long-term commitment that is necessary to adequately protect the wildlife, open space, flora, and fauna for this unique area.

HILLSIDE DEVELOPMENT

The City's commitment to preserving open space and environmentally sensitive areas, future development, and growth of the community shall be well-planned and managed. Hillside areas should be developed so as not to present a poor visual image. Potential for erosion and fire control problems must be addressed.

There is a high cost per unit to provide public services such as water and electricity, due to lower developable density. The implementation of development fees shall be considered to minimize the costs of providing public services and infrastructure. It is also important to enact special controls on hillside development to minimize adverse impacts.

INTERGOVERNMENTAL RELATIONS

The General Plan shall address issues of growth and development as they relate to the region as a whole. Coordination between existing plans, such as the Santa Monica Mountains Comprehensive Plan, shall be considered and identified in the Calabasas General Plan. Planning is also to be consistent with national and state agencies to best conserve and preserve environmentally sensitive locations and wildlife habitats.

CIRCULATION

A transportation study shall be completed to determine the capacity of the community's

transportation system. Transportation alternatives and access must be considered for all segments of the population. A safe network of trails and paths shall be developed throughout the City.

ECONOMIC BASE

Expansion of Calabasas' economic base will be necessary to offer high quality services and facilities for all residents of the City. In addition to services such as police and fire protection, Calabasas' vision is to provide a full range of recreational, educational, and cultural facilities and programs which are easily accessible to all its citizens. This may include a cultural center, neighborhood and regional parks that are compatible with natural resources, and a variety of educational opportunities for all segments of the population. To provide these services and facilities, the City recognizes that expansion of existing commercial and light industrial land uses is required. Calabasas is primarily a bedroom community. It is necessary to increase employment opportunities within the City. This in turn will balance job opportunities with housing availability. The City shall encourage more commercial and industrial development to create this balance. Thereby, not only increasing job availability, but stimulating economic growth which is necessary for the City to continue to provide adequate services. Any future development shall be well-planned and managed to mitigate potential environmental problems.

HISTORIC PRESERVATION

Important to the vision of Calabasas is the preservation of historic sites. Although Calabasas is considered a young, new city, it has a historic character that is important to the community. There are several old buildings in the historic Old Town on Calabasas Road. Some of the historic homes in the community date back to the late 1800's. The Calabasas Historical Society promotes and preserves the historical interest in Calabasas and it's surrounding environments.

CONCLUSION

For Calabasas to become the community that is envisioned, the City shall strive to achieve a fully integrated society where all citizens have a variety of options according to needs, desires, and abilities. The City shall work toward providing housing, employment and educational opportunities.

Only after careful review and analysis of existing land uses, environmental, social, and economic concerns, and potential impacts of additional development will a build-out date be established for the City. Build-out will reflect the necessity to attain sustainability in the community.

1.4 GOALS

- A growth cap on population and development to promote sustainability.
- A variety of housing types, densities and costs, conveniently located for all economic

segments of the community, including special needs housing populations, to encourage population diversity and provide affordable housing.

- A balance between employment and housing opportunities.
- Preserved historic character of the community of Calabasas.
- A diversified economic base to provide sufficient fiscal resources for the community.
- Preserved natural ridgelines.
- A community that is planned to be consistent with national, state and local plans and policies regarding conservation and preservation of environmentally sensitive areas and wildlife habitat and linkages.
- A network of parks with paths and trails throughout the City that safely and conveniently serve the recreation and transportation needs of the community, including a regional linkage.
- A safe, adequate, and comprehensive circulation system throughout the City, which is regionally consistent.
- Adequate public transit.
- Adequate public services and utilities.
- Development not exceeding the provision of adequate public services and utilities.
- Development that minimizes noise impacts.
- Development that respects hazardous and environmentally sensitive areas.
- Maximum feasible protection of the community from seismic and other hazards.
- Maximum feasible conservation of energy and resources.
- A City government that actively encourages citizen participation.

1.5 CHAPTER BY CHAPTER EXECUTIVE SUMMARY

This general plan consists of five chapters: Introduction, Community Characteristics, Community Infrastructure and services, Natural Resources, and Intergovernment Relations. The following is a summary of what is contained in each chapter.

In this chapter, the Introduction begins by describing the purpose of the General Plan. It

2.4 LAND USE

INTRODUCTION

The purpose of the Land Use Element is to define appropriate lands for activities associated with urban areas as well as to provide the necessary guidance for land development. This element creates and regulates a balance of compatible and functional land uses within the City.

The Land Use Element is an essential part of the General Plan. Because of its broad scope, the Land Use Element plays a central role in synthesizing the concerns and issues of the remaining six elements. The California Government Code Section 65302(a) defines the land use element as follows:

"The Land Use Element designates the proposed general distribution and location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

The Land Use Element is a particularly instrumental aspect of the Calabasas General Plan. The designation of land uses, their form and intensities will have a direct influence on community characteristics. The classifications and standards in this section are aimed at defining and maintaining the City's "Quality of Life", while providing the means for achieving a congenial coexistence with surrounding areas. Relationship to Other Plan Elements.

The Land Use Element is an integral chapter in the General Plan because it incorporates the findings, constraints, goals, development policies and implementation measures of other general plan elements. The Land Use Element is closely related with Housing, Conservation, Open Space and Circulation Elements. Each of these elements contain specific land requirements.

In order to establish a basis for future development, it is the essential to state specific land requirements consistently, logically, and functionally in the Land Use Plan. The Concept of Build-out.

The build-out concept is an estimate of the maximum potential dwelling units and commercial and industrial square footage allowable within the requirements of each land use designation. The concept also considers the projected population increases and the maximum potential of employment opportunities as a result of the build-out. The total potential of each designation and the maximum population increase are used in evaluating the ultimate impacts of development on the city and its environment. By identifying these future impacts, the city is able to develop regulations, requirements, and policies to anticipate and reduce the cumu-

lative impact of development on the City.

Existing Land Use

Prior to the City's incorporation, fully developed and committed land encompassed about xx% (xxx acres) of the xx total acres, which leaves the remaining xx acres (to be discussed in the following section). Figure x, shows the established land uses, their locations, acreages, and percent-shares. The following is a breakdown of existing land uses established by the County of Los Angeles prior to incorporation.

Land Use Issues

Many of the issues confronting the City relate, either directly or indirectly, to the availability of developable land. The mountainous topography of the area accounts for most of the City's available land. Future growth will most likely extend into the hills. However, protecting the character and visual amenities of this natural resource is of vital interest to promoting the survival of a wide array of native vegetation and wildlife species. Therefore, it is important that special attention is given in finding sensitive solutions which will serve the interests of both the community and the natural environment when build-out is considered.

The Land Use element is formulated from an analysis of the City's physical, social and economic environment. It is important that conditions within these various environments be identified in order to avoid incompatibility and to assure that applicable issues are addressed. The following land use issues are applicable to the City:

- The distribution of housing, business, industry, agricultural land, open space, recreational, public and institutional facilities;
- The development of standards and classification of land uses; development of population densities and building intensity standards;
- Identification and protection of natural resources including hillside and ridgeline areas; and
- Identification of existing hazardous areas and the location of future solid and waste facilities.

These issues are discussed below or in the appropriate sections.

Hillside Development

The most distinguishing characteristic of the City of Calabasas is its gently rolling hills and majestic oaks. This natural resource provides a sense of pride and identity to the community. However, the City's lack of flat areas for development means that future residential growth will occur in areas characterized by sloping terrain. Managing these areas through the strict application of architectural, grading, circulation and landscaping standards is essential to

avoid development that would result in the destruction of the natural character of hillside areas.

Natural Hazards

An assessment of the areas with the potential for liquefaction, expansive soils and flooding, including the identification of flood ways and flood channels, must be conducted prior to the occurrence of any development in these areas. Mitigation measures shall also be incorporated into project designs. Other areas of concern are addressed in detail in the Hazards chapter.

Land Use Compatibility

Compatibility refers to development that display similarities in type, intensity and design elements.

Education

To properly meet the educational needs of the community, a detailed assessment must be performed on the adequacy of existing school facilities. The need for additional facilities should be based upon existing and projected numbers of school-aged children. These projections should be correlated with projected build-out figures.

Plan Areas

Introduction

The purpose of the Plan Areas is to assure maximum sensitivity in addressing the problems and needs of the different areas. This can be achieved through the development of a combination of study based on performance standards and land use designations specifically suited for the inherent conditions of a particular area. The following is a discussion of the various Plan Areas depicted in figure x.

The City of Calabasas has been divided into 11 Plan Areas. The sphere of influence lies beyond the boundary lines of the City (see figure x). The boundaries for the Plan Areas are based on the existing land uses in and around Calabasas, geographical features, ecological sensitivity, transportation corridors, future development, and other related factors that define the area's particularity. Portions of the various Plan Areas are either developed to some degree, or non-developed under existing county zoning. These areas are considered to be transitional since existing designations and standards will be subject to change. Other undesignated areas are considered uncommitted, and are currently undeveloped. Development occurring outside City limits but within any of the Plan Areas may negatively influence the quality of life within the City. To avoid any negative outcomes, these areas could be designated within the sphere of influence and can be annexed from the County of Los Angeles when necessary.

The purpose of the Plan Areas is to assure maximum sensitivity to the problems and needs of the different areas through the development of a combination of study based on

performance standards and land use designations that suits the inherent conditions of a particular area. The following is a discussion of the various Plan Areas depicted in figure x.

Plan Area 1—273 acres This plan area is located on the northern part of the City along Calabasas Road. Existing development consists of office/commercial and residential. Other parts of this area are sloping terrains and are classified as rural. The vegetations include a mixture of shrubs and mature tree specimens. Parkway Calabasas provides good access to this area.

Plan Area 2—951 acres Plan Area 2 is bounded by the south-east city limit and Mulholland Highway. This area is mostly rural with some residential development to the north. The hills are grassy hills with shrubs and scattered oaks. Future development designs should be compatible with existing residences, conformance with hillside ordinance/standards, proper landscaping, and the minimization of disruption of the natural habitat.

Plan Area 3—1,063 acres The area located below the south-east city boundary is designated as mountain and rural land, which is accessible by Old Topanga Canyon Road. The terrain is mostly comprised of 20-40% slopes with numerous watersheds. The southern-most portion of the area interfaces with existing residential development. Considerations should include the minimization of disruption to sensitive habitat by coordinating a plan with related agencies.

Plan Area 4—3,514 acres Located in the mid section of the city, this is the largest of the plan areas and one of the most significant. This area is comprised of terrains with slopes varying between 20-30%. The majority of the land is designated as Rural. The site is a significant environmental area characterized by open grassy hills and savannah oaks, which form part of the wildlife corridor extending north and south. Considerations for future development should include the protection of the oaks, the preservation of existing ridgelines, the minimization of traffic impacts and minimization of disruption of wildlife corridor and habitat.

Plan Area 5—364 acres Presently a part of the Las Virgenes Water District, Plan Area 5 is located along Las Virgenes Road. This area contains some of the lowest topographical points which are gently sloped. Other than the wildlife corridor extending through the southern portion of the area, there are no other environmental constraints.

Plan Area 6—790 acres This area is bounded by the Ventura (101) Freeway to the north; Las Virgenes Road to the east; and the City's boundaries to the south and west. The area, comprised of rural, public, residential, office/commercial services, and light industrial uses, is well served by existing roads and utilities. Future considerations for the area include compatible development with adjacent residential area, adequate land dedications for improvements to Las Virgenes, and Augora Road.

Plan Area 7—1,989 acres Located to the southern portion of the City, this area is bordered by Las Virgenes Road to the west, Mulholland Highway to the east, and the the city coundary to the south. This area lies outside the City limits and consists mostly of rural land. The western portion of this plan area contains the north-south wildlife corridor link. The gently sloped terrain is ideal for development. One of the future concerns for this area is the prevention of

residential development into the wildlife corridor. Consequently, design considerations should include the preservation of the wildlife corridors, the minimization of traffic, and development disruptions to wildlife habitats.

Plan Area 8--965 acres Located adjacent to Plan Area 3, this area has similar characteristics. Having little vegetation, the only development constraint is sloping terrain.

Plan Area 9 - 401 acres This Plan Area is located north of the Ventura (101) Freeway and existing outside the City limits. The area is designated as rural and residential. There are some existing single family development. The under-vegetated sloping land has a few scattered oaks. Future considerations may include annexation of the area for beneficial use and the preservation of the wildlife corridor cutting through the West portion of the area.

Plan Area 10 - 1,025 acres The third largest of the Plan Areas (also lying outside the City limits, north side of the Ventura Freeway), is mostly designated as rural, although some residential exists mainly along the freeway corridor and in some areas further north. The land is characterized by sloping grassy terrain with few tree specimens. The land to the east, which includes Crummer Canyon, forms a vital wildlife link from the south and stretching to the north into Ventura County. However, the existing residential development in the area and to either side of this Plan Area could disrupt wildlife passage. In addition, future development taking place within the area could affect the quality of life within the city by impacting transportation routes and creating unsightly development. Therefore, considerations for the future should include annexation of this area to assure the best possible use of the land.

Plan Area 11—900 acres Adjacent to Las Virgenes Road and north of the Ventura Freeway, this area is considered to be potentially influential in the future. Completion of residential development within the Ahmanson Ranch in the future would open up access to the City from the West, further impacting the present volumes of traffic on freeway and major surface streets. Future considerations for the site should include annexation of this land and mitigating traffic from the area to minimize impacts within the City.

Resource Overlays

Some of the most precious natural resources of the City are the mountain ranges and hillsides, which give Calabasas its distinct character. Within this environment, special consideration needs to be given to areas identified as containing wildlife passages, floodplain, or forming part of the coastal environment in conjunction with development. These areas are depicted in figures x through x, and are discussed in the Chapter Four. The different overlay areas are briefly described below.

Hillsides Area Hillside and ridgeline areas are included in the Hillside Overlay Zone. This area is intended to protect the overall mountain resources on public and private lands. Specifically, it is intended to further the preservation and maintenance of the natural character and visual amenities of the hillsides. All development shall be subject to critical review and conform to Hillside Development Standards.
Floodplain Area The Floodplain Area is intended to identify flood hazard areas in order to protect future development from the impacts

of flood control improvements. Various areas have been identified by the Los Angeles County Flood Control District and any proposed development shall be subject to their review. Wildlife Corridors The Wildlife Corridors are intended to protect those wildlife passages from the negative impacts of development. They promote a thriving environment for the survival of existing animal species.

Planned Unit Developments

In order to deal with land use problems which may present themselves in the future on account of growth, the following is a discussion of considerations to adjustments of the existing general County land use designations.

Residential

Presently, the City is divided into twelve (12) residential categories ranging from Mountain and Rural to Residential. The residential areas consist of one and two story buildings with mediterranean style of architecture. In order to maintain a consistent appearance, scale and quality of design, while serving the needs of the different social and economic ranges of the residents, the concepts of Restricted Planned Unit Development and Planned Development Areas are proposed.

Residential Planned Unit Development (R-PUD) One of the most problematic types of development is that of single-lot, multi-family development, which provide no benefits to either the resident or city. The propose of the R-PUD, therefore, is to combine existing high, medium and low density designations into one category: multi-family. All projects would have to comply with minimum development standards. Certain concessions would be given to projects, depending on the location, mix of housing, size of project, and available amenities provided by the design. The City would be able to realize projects which are more flexible, visually pleasing, and sensitive to the environment. The following is a description of R-PUDs.

Restricted Planned Unit Development pertains to residential projects which are planned and designed as groups of clustered dwelling units while allowing sufficient open space for recreational and community facilities and the mixing of other residential uses.

This plan intends to maintain high development standards throughout the City by insuring that all development is of quality design and construction; that it provide for adequate safety, lighting, air, and functional open spaces for the psychological and physical well being of the public; and, that it promote compatible residential uses reflecting the character and scale of the residential community.

Commercial Uses

Planned Development Areas (PDA) The physical and spacial constraints within Calabasas places certain limitations on the type and intensity of certain developments. In addition, rojects which are unique and potentially beneficial for the City may be lost as a result of rigid standards. Therefore, in order to accommodate projects that ordinarily could not be facilitated

within the designated zones, a Planned Development Area would be necessary to create an alternative process for reviewing and allowing unique commercial, industrial, and mixed-use projects which deviate from the various zoning classifications and their respective standards.

The Planned Development Areas would allow for exceptions from standards within designated densities provided if the proposed development demonstrate the ability to comply with the community's adopted goals, policies, and intent specified in this land use plan.

Regional Commercial (CR) This "use" would provide for the conduct business serving a regional area including primarily the retail sale of goods and services and a variety of commercial and professional activities. It is further intended that these activities shall provide additional municipal revenue as well as business opportunity and employment for residents of the City.

Commercial Office Professional (COP) This "use" would provide for the use of professional office types of businesses and institutions (such as Business Parks) including those related to medical, professional, financial, administrative, religious, educational and interrelated uses serving primarily residents of Calabasas. In addition, this "use" shall also contribute supplementary municipal revenue as well as business opportunity and employment for residents of the City.

Community Commercial (CC) This "use" would make the same provisions as the CN use but would serve the entire City and possibly nearby communities. **Neighborhood Commercial (CN)** This "use" would provide for the conduct of business serving primarily nearby residents including retail sales of convenience goods and services, and other commercial and professional activities.

Open Space

Open space within Calabasas has three major functions. The first function is open space for the preservation of natural resources. The City's geographic location places a burden upon itself to ensure the protection of plant and animal life and ecological areas in cooperation with other jurisdictions. Hillsides, wildlife linkages, agricultural lands, and the savannah oaks area are the primary natural resources to be protected and preserved. The second function is to provide open space for outdoor recreation to serve the City's residents. It is evident that Calabasas needs to allocate a considerable amount of open space to parks and recreational facilities to meet the ten-acre per 1,000 population ratio recommended by the National Recreation and Parks Association. The types of parks needed are primarily neighborhood and community parks. The third and final function is to provide open space for public health and safety. The intended purpose is to prevent development in sensitive areas subject to floods, liquefaction, and geological instability that cannot be mitigated.

Park/Recreation This "use" is intended for publicly and privately owned recreational areas, such as parks, lakes, trails, and watersheds.

Open Space (OS) Open space consists of both publicly and privately owned land. It is intended to protect and preserve natural resources. Open space include hillsides, wildlife, agricultural land, and the savannah oaks area. It is also intended to ensure the protection of public health and safety by preventing development in areas prone to floods, liquefaction, and seismic activities.

Land Use Objective & Policies

- The following objectives and policies are intended to respond to the land use issues outlined above.

Residential Objectives

- A one year study to develop new guidelines and requirements for housing.
- Conduct a study to identify future residential needs and opportunities with respect to type, tenure, location, and price. The study should be conducted within a six month period.

Residential Policies

- Require the conformance of development with the Land Use Map through project and permit review.
- Land Use intensity shall be consistent with the capacity and constraints of the surrounding street system.
- Land Use allocation and development shall conform with geologic and seismological studies and noted hazard areas.

Commercial Objectives

- A survey of the existing tax-base revenue is to be made within the next fiscal year.
- A budget defining all revenue and expenses pertaining to all aspects of city maintenance shall be made available no later than six months subsequent to the completion of the tax base revenue service.
- The city shall establish a high capacity retail, consumer-oriented (mall) within the designated plan areas in the next two years.

Commercial Policies

- All businesses shall register with the city through a license application made available by the city.

- Businesses shall provide the prescribed mitigation measure(s) from any adverse condition resulting from the business impact.

Open Space Objectives

- Conduct a study for the planning and development of neighborhoods and community parks in Calabasas, within a one year period.
- Study the feasibility of creating a network of trails to be connected with others from nearby cities in establishing a sub-regional network of trails.
- The study is to be conducted within a one year period. Conduct a study to identify areas prone to natural hazards that represent a threat to the public health, safety, and welfare, within a six-month period.

Open Space Policies

- All possible opportunities of state and federal support for acquisition and development revenues for recreational activities should be explored.
- Alternatives to traditional park development to reduce maintenance costs should be studied.

User-fees as a means of generating additional revenues should be investigated and established.

- Develop strict hillside development guidelines.
- Prohibit development in areas associated with natural hazards.
- Establish a bedroom-tax for park acquisition and development.
- Local agencies must coordinate with county, state, and federal offices in the preservation of open space and other natural resources.
- Soil studies for large projects must be conducted in areas prone to liquefaction.

HILLSIDE DEVELOPMENT AND RIDGELINE PROTECTION

Purpose

The purpose of this section of the General Plan is to establish goals, objectives, and policies for hillside development and ridgeline protection. This section of the plan attempts to ensure that hillside development in Calabasas will be an asset to the community by contributing to its visual attractiveness which will minimize the problems associated with hillside development. Finally, this section will serve to protect those ridgelines identified as natural, scenic or environmentally sensitive resources.

Characteristics

The physical characteristics of the hills in Calabasas consist of rolling hills and rugged terrain that connects wildlife corridors and significant ecological areas. The plant communities of these hills consists of rugged chaparral, oak grasslands, and riparian woodlands which have been seriously depleted due to development, firewood gathering, and sheep and cattle grazing. These hillsides are also homes of various animals such as coyote, bobcat, various hawks, and large species of birds, rodents, and other small mammals.

The existing landforms are also characterized by rugged steep-sided hills, containing prominent ridges and numerous small canyons. These hills form the northern edge of the Los Angeles basin and are apart of the transverse ranges of Southern California.

This section place emphasis upon undeveloped areas for preservation of significant ecological resources. Where such emphasis are not viewed, it can lead to such adverse impacts as elimination of native habitat, displacement or elimination of animals due to grading and construction activities, and establishment of landscape habitats in developed areas. Although large areas of open space have been planned, and significant natural features such as large stands of oak, will be preserved, increased human presence in the area will have major effects on the local biota.

A good hillside development would include the following characteristics:

- Natural or landform graded slopes;
- Appropriate slop planting;
- Protection from hazards such as fire, flood, and earthquake;
- Sound drainage practices to protect people, wildlife, vegetation and water resources;
- Circulation of people and vehicles planned in relation to topography;
- Visual quality when viewed from off site;
- Management to control run-off;
- Siting of houses to save energy;
- Protection of native flora and fauna, especially oaks;
- Fuel modification for fire resistance;
- Minimum disturbance of natural communities including wildlife habitats;
- Siting to maximize views; and

- Siting of houses to reduce graded pad area.

Unavoidable Adverse Impacts

The following is considered unavoidable adverse environmental impacts resulting from hillside developments.

Topography

Portions of development site's topography will undergo permanent alteration through grading. This change is required in order to create a safe and suitable foundation for development.

Hydrology

The development will result in the increase amount of run off due to covering of the ground area with impermeable surfaces. In addition, there will be a reduction in runoff quality due to urban contaminants, as well as increased sediment loads due to erosion.

Air quality

The vehicular traffic generated by future development in the Calabasas hills will contribute to the cumulative degradation of ambient air quality.

Noise

The acoustical environment will experience short-term increases in noise levels related to pre-development activities, as well as incremental increases in the long term due to increased vehicular traffic and human activities on development sites.

Biological Resources

Development will alter site topography resulting in subsequent removal and displacement of wildlife habitats and vegetation.

Aesthetics

There will temporary be an adverse visual impacts from grading activities and removing of vegetation cover in development areas. Permanent alteration of visual character will occur from the introduction of urban residential land uses into a previously natural landscape, resulting in the loss of visual open space.

Circulation

Increased density will generate additional traffic loads upon both the local and regional street networks.

Infrastructure and Public Services

There will be an increased demand and consumption for public services and facilities, such as electricity, water, natural gas, sewer and storm drain facilities, police and fire protection, parks, and schools.

Mitigation Measures

Mitigation measures to minimize adverse impacts include:

- Landscaping with native vegetation consistent with fire protection measures to minimize on-site water requirements and to partially restore native habitats.
- Replacement of specimen trees on a two-for-one basis, with appropriate specimens especially oaks.
- Preservation of significant oak stands.
- Grading operations should not induce erosion or waste cut-and-fill material or natural slopes adjacent to project areas.
- Replanting of all exposed slopes with appropriate vegetation (ground cover, shrubs, trees) to prevent erosion.
- Retention of native vegetation on areas of planned open space, with modifications as recommended by the fire department.

HILLSIDE DEVELOPMENT OBJECTIVES

The following is a list of objectives for hillside development:

- Adopt a comprehensive management plan for undeveloped land by the end of 1993 with adequate provisions for control, operation and maintenance.
- Adopt a City wide environmental impact report by the end of 1993.
- This is to show the best possible location to develop with the least impacts.
- Ridgeline should be identified as scenic or environmentally sensitive resource by the end of 1993 to prohibit ridgeline development.
- Create a hillside development mitigation monitoring program by the end of 1993. This to comply with the Assembly Bill 3180 and to ensure that all mitigation measures are carried out.

- Develop a set of grading guidelines before the current moratorium is lifted. The ideal technique is land form grading as described in the booklet *Landform Grading*, a publication of the City of Los Angeles. 6. Develop a set of design guidelines by 1993 to ensure that development will blend with the natural topography of the hills.
- The scenic qualities of hillside areas should be enhanced and preserved by encouraging the maximum retention of natural features during and after development is complete. The natural features are listed below:
 - A. Ridgelines, hilltops, finger canyons, rock out croppings and other significant land forms.
 - B. Stream, creek beds and other drainage courses.
 - C. Wildlife habitats: undisturbed areas of food, water, shelter and cover.
 - D. Oak trees, woodlands and other significant natural vegetation.

HILLSIDE DEVELOPMENT POLICIES

City policies aimed at achieving the hillside development goals shall be as follows:

- Development should not be permitted in steep areas in order to ensure development safety and limit the amount of grading required for development.
- The amount of earth movement for hillside development should be limited, both in quantities moved within a site in order to limit landform alteration, and quantities imported or exported in order to limit dirt hauling on city streets.
- Manufactured slopes should be designed to resemble natural hillsides contours and should blend with natural terrain where the two join in order to visually integrate development into the natural hillside.
- The height of manufactured slopes and retaining walls should be restricted in order to limit the size and accompanying visual impacts of man-made slopes and structures on the hillsides.
- Intensive slope landscaping and other mitigation measures should be required in order to screen and soften the intrusive appearance of hillside building and grading.
- Development impacts to rare threatened or endangered species of flora and fauna and sensitive biological habitats should be mitigated and minimized, consistent with state and federal definitions and regulations, in order to preserve the environmental quality and diversity of the hillside area.
- Development will be constructed in such a way as to blend with the topography and

native vegetation will be preserved as much as possible. Encourage variety in site design, grading techniques, building type, and spacing of buildings to enhance and not obscure, detract from, or negatively affect the scenic quality of hillside or ridgeline areas.

- Building materials and colors that blend with the natural and scape will be used to ensure conformance with the natural surroundings to minimize visual impacts.
- Grading in hillside areas will be minimized and natural topography will be maintained to the greatest extent possible. When the natural topography must be altered, landform grading will be used. This method of grading is thoroughly described in the booklet *Landform Grading* published for the City of Los Angeles Planning Department.
- Required grading will match or blend with the natural contours of adjacent terrain by avoiding abrupt changes in grad and by rounding of sharp angles at the top, toe and side of all cut and fill slopes.
- Trees and other native vegetation will be retain on highly erodible soils.
- The natural water systems will be protected and utilized. Water falling on the land, naturally or artificially, will be retained and reused as much as possible. The protection of watercourses will ensure that natural flow of water across the land for water in filtration to replenish the water table and for retention of riparian habitat areas.
- Streets will reflect the topographic character of the hillsides.
- Structure shall be design and located so they fit with the contours of the hillside and relate to the overall form of the terrain.
- New vegetation shall reflect specific uses in terms of water needs, fire protection, visual buffers, and recreational activity.
- Development shall include safety provision to minimize the possibility of fire.

SIGNIFICANT ECOLOGICAL AREA

The S.E.A. #12 or Palo Comado Canyon Significant Ecological Area, aforementioned in the description of Crummer Canyon, extends into the City of Calabasas from the northwest. The 101 freeway dissects the S.E.A. into a northern and southern site. The following description is of the southern site.

The vegetation is composed of a mixture of plant communities typical of Southern California including southern oak woodland and restricted savannah form, riparian woodland, chaparral, coastal sage scrub and California grassland.

Much of the vegetation has been moderately to heavily disturbed as a result of fire and