Exhibit G

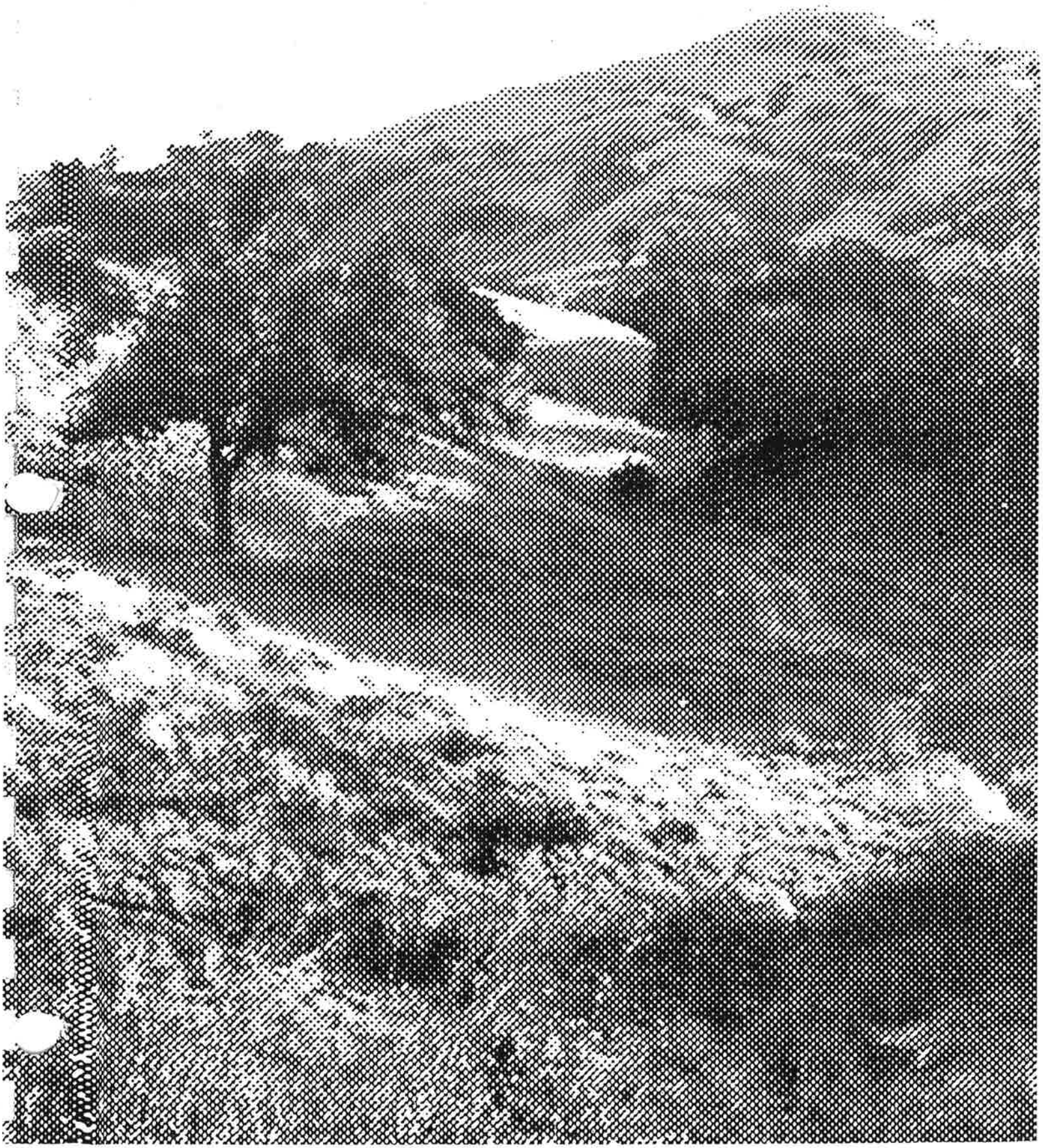
September 1995: General Plan Consistency Review Program

CITY *of* CALABASAS

GENERAL PLAN

CONSISTENCY REVIEW PROGRAM

Adopted By City Council September 6, 1995 Resolution No. 95-346



CITY OF CALABASAS

GENERAL PLAN

Prepared for:
CITY OF CALABASAS
26135 Mureau Road
Calabasas, California 91302
(818) 878-4225

Prepared by:
LSA ASSOCIATES, INC.
3403 10th Street, Suite 520
Riverside, California 92501
(909) 781-9310

Adopted by City Council
September 6, 1995
Resolution No. 95-346

GENERAL PLAN

CONSISTENCY REVIEW PROGRAM

TABLE OF CONTENTS

A. DEVELOPMENT/ENVIRONMENTAL REVIEW PROCESS 1
Resources/Cumulative Impacts Assessment Reports Site Specific Evaluation for Allowable Land Management Activities 1
Technical Reports Project-Specific Evaluation 8

B. GENERAL PLAN PERFORMANCE STANDARDS 10
Performance Standard for Hillside Development 20
Performance Standards for Biotic Resources 28
Air Quality Performance Standards 30
Resources Performance Standards 45
Erosion Control Performance Standards 47
Energy Conservation Performance Standards 48
Mineral Extraction Performance Standards 49
Solid Waste Management Performance Standards 49
Seismic and Geologic Hazards Management Performance Standards 50
Stormwater Management and Flooding Performance Standards 51
Fire Hazard Management Performance Standards 51
Crime Prevention Performance Standards 52
Noise Management Performance Standards 54
Hazardous Materials Management Performance Standards 55
Disaster Response 58
Urban Design 58
Historical, Archaeological, and Paleontological Resources 69
Fiscally Responsible Development 71
Circulation and Transportation 72
Educational Facilities 77
Parks and Recreation 78
Municipal Services and Facilities 78
Quality of Life 79
Responsible Regionalism 81

LIST OF FIGURES

Figure I Wall Treatments Along Arterial Streets 59

LIST OF TABLES

Table 1 Criteria for Delineation of Land Management Classes 4
Table 2 Applicability of Performance Standards to Development Projects 10
Table 3 Maximum Acceptable Impacts of Individual Development Projects . . . 14
Table 4 Appropriate Mitigation Measures for Air Pollutant Emissions 31
Table 5 Air Pollutant Reduction Objectives 39
Table 6 Minimum Pervious Surface Percentages 47
Table 7 Defensible Space Performance Guidelines 53
Table 8 Hazardous Waste Management Guidelines 56

A. DEVELOPMENT/ENVIRONMENTAL REVIEW PROCESS

As required by the Calabasas General Plan, the General Plan Implementation Guide provides the rules by which the consistency of individual development projects with the General Plan will be determined. The General Plan Consistency Guide consists of a description of the City's development/environmental review process, maximum allowable impacts for indivudal development projects, and detailed performance standards.

The City's development/environmental review process is significantly different from the review processes of most cities. In the "traditional" review process, the development applicant maximizes intensity of use consistent with good business practices, and the agency works to decrease that intensity based on environmental mitigation and infrastructure capacity needs. In the City of Calabasas' process, environmental and infrastructure carrying capacities are established in advance of project design. The net result of this system is to closely integrate the environmental review and development review processes.

The purpose of this section of the General Plan is to outline the development and environmental review process that will be undertaken to determine consistency with the Calabasas General Plan. The Development/Environmental Review Program is expressly intended to integrate the traditional development project review with the environmental review currently undertaken to implement the California Environmental Quality Act (CEQA), and to prepare for possible future changes to general plan law and CEQA.[1] Thus, the Development/Environmental Review Program is intended to specifically tie the intensity and design of new development to the management of environmental resources present within the site. As a consequence, this section defines the circumstances under which site-specific studies will be required, and delineates thresholds for significant adverse impacts which the City finds to be unacceptable.

RESOURCES/CUMULATIVE IMPACTS ASSESSMENT REPORTS SITE SPECIFIC EVALUATION FOR ALLOWABLE LAND MANAGEMENT ACTIVITIES

Upon receiving an application for a proposed development project, the first step in its review is to define the Environmental Resources/Hazards affecting the project site, and to conduct needed site-specific studies. Currently, the City of Calabasas requires preparation of a "Resources/Cumulative Impacts Assessment Report" for proposed zone changes, tentative tract maps, conditional use permits, and variances. The purpose of this report is to identify ***site-specific*** resources and hazards, and to identify the development layout that will maximize preservation of significant resources and minimize environmental impacts. Development applications are then reviewed to determine how the proposal addresses the impacts and mitigation measures identified in the Resources/Cumulative Impacts Assessment Report. The policies and performance standards of the General Plan provide guidance as to how the site-specific resources should be managed.

---

[1] Current discussion at the State level focus on greatly streamlining the CEQA review process in favor of a more detailed, communitywide environmental evaluation as part of the General Plan.

As part of the Resources/Cumulative Impacts Assessment Report, proposed development sites will be placed into one or more of four "Land Management" classes to address the desired balance between complete preservation of the natural landscape and creation of a totally manmade environment, and clarify the City's intent regarding the relative degree of preservation and development desired throughout the General Plan study area. The four Land Management classes are as follows.

- **Preservation**applies to areas whose environmental values are such that any alteration of the natural landscape would create significant environmental impacts. Preservation encompasses lands that were previously committed to open space use as environmental mitigation for development projects. This land management class is limited to environmental education, research, and enhancement programs. Development and other activities, other than recreation facilities with very low visual impacts, are inappropriate.

- **Retention** applies to areas with significant environmental features, but which have not been previously committed to open space. Within Retention areas, a certain degree of development and land management can be tolerated without significant environmental impact provided that development and land management activities are clustered into non-significant portions of the site, and the majority of land is preserved in open space.

  Retention is distinguished from Preservation in that it provides for clustering of development and land management activities into non-sensitive portions of the site in order to preserve and protect natural features. Under this land management classification, the carrying capacity of biotic habitats is to be maintained, and significant environmental features are to be preserved in place. Development within Retention areas shall not be the visually dominant feature when viewed from designated scenic corridors. "Manufactured" open space areas, such as manmade slopes and introduced landscaping, should repeat the forms, lines, colors, and textures which are found in the characteristic surrounding natural landscape.

- **Partial Retention** applies to lands that retain a natural character and may contain significant environmental features, but which are generally suitable for development. While there may be significant environmental resources present, these features do not generally dominate the natural landscape. Lands designated for Partial Retention are not currently dominated by manmade forms.

  New development and land management activities are to remain visually subordinate to the characteristic landscape. However, significant environmental features must be protected, and introduced landscaping and manufactured landforms should borrow from naturally established form, line, color, or texture.

New buildings, signs, roads, and other manmade features should borrow from naturally established forms, lines, colors, and textures at such a scale that their visual characteristics are compatible with the natural surroundings. Thus, landform grading and landform planting techniques are to be incorporated into new development.

- **Modification**applies to infill lands within currently developed urban and rural lands. In these areas, retention of natural landforms is neither practical nor feasible.

  New development and land management activities may visually dominate and even replace the characteristic natural landscape. A ***developed*** character, either urban or rural, is anticipated. Thus, alterations may contain detail which is incongruent with natural occurrences when seen in the foreground or middle ground. When viewed as foreground, new development and land management activities need not appear to borrow from naturally established forms, lines, colors, or textures. To soften visual impacts, landform grading and landform planting techniques are to be incorporated into new development.

  New development and land management activities must not dominate the background. The visual characteristics of background views from the Ventura Freeway and designated scenic routes must be those of natural occurrence within the surrounding area or character type.

During preparation of the Resources/Cumulative Impacts Assessment Report, Table 1, Delineation of Land Management Classes, is to be reviewed, and delineation of land management classes is to be made as follows.

- Those portions of a development site that meet any of the criteria for Preservation contained in Table 1 shall be subject to the provisions of the Preservation classification described above.

- Those portions of a development site that do not meet any of the criteria for Preservation, but that do meet any of the criteria for Retention contained in Table 1 shall be subject to the provisions of the Retention classification described above.

- Those portions of a site that do not meet any of the criteria for Preservation or Retention, but that do meet any of the criteria for Partial Retention contained in Table 1 shall be subject to the provisions of the Partial Retention classification described above.

- Those portions of a site that do not meet any of the criteria for Preservation, Retention, or Partial Retention, but that do meet the criteria for Modification contained in Table 1 shall be subject to the provisions of the Modification classification described above.

Table 1
Criteria for Delineation of Land Management Classes

	Preservation (P)	Retention (R)	Partial Retention (PR)	Modification (M)
Existing Character of Land Development	N/A	N/A	Scattered development and few manmade features. Development that does exist is rural in character, and has been designed to be compatible with the characteristic surrounding natural landscape.	Developed areas which have a primarily urban character and which are dominated by manmade forms that are incongruent with the characteristic surrounding natural landscape.
Open Space	Areas that have been committed to open space as environmental mitigation for past development projects (see Figure II-2, Existing land use map, in the Calabasas Community Profile).	Areas owned and managed as part of the Santa Monica Mountains National Recreation Area, and intended primarily for preservation of natural open space (see Figure III-5, Recreational Facilities, in the Calabasas Community Profile). Areas designated for acquisition as part of the National Recreation Area.	Lands where clustering of development is needed for establishment of an integrated, communitywide open space system.	Development lands and areas of uncommitted open space which are not required for establishment of an integrated, communitywide open space system.
Hillsides, Canyons, and Ridgelines	Areas with an average slope over 50 percent. Primary ridgelines identified in the Calabasas General Plan Community Profile. Rock outcrops (see Page IV-22 of the Calabasas Community Profile for a description of significant rock outcrop areas).	Lands retaining a largely natural topography which consists of steep hillsides and areas with an average slope over 25 percent.	Lands retaining a largely natural topography which consists of relatively flat areas and rolling hillsides; average slope less than 25 percent.	Areas of primarily manmade landforms.

Table 1
Criteria for Delineation of Land Management Classes

	Preservation (P)	Retention (R)	Partial Retention (PR)	Modification (M)
Biotic Resources	Designated habitat areas of fully protected species subject to State or Federal law (see Section IV-C, Biotic Resources, in the Calabasas Community Profile).	Riparian areas and wetlands subject to Federal or State permits (e.g. blue line streams) and wildlife linkages/corridors (see the vegetation map located in the map pocket at the end of the Community Profile, and Figure IV-1, Significant Ecological Areas). <u>Specific Plant Communities</u>: Riparian woodland, Riparian scrub, Southern sycamore-alder riparian woodland, Southern coast live oak riparian forest, other riparian areas, Southern oak woodlands, Valley oak woodlands, California walnut woodlands (refer to the Calabasas Vegetation Map located in the map pocket at the end of the Calabasas Community Profile for plant community locations).	Habitat areas of species proposed as endangered or threatened; habitat areas of "Category 1" candidate species. For a description of habitat areas see Section IV-C of the Calabasas Community Profile. In addition, see Appendix B, Biological Resources, in the Calabasas Community Profile. Habitat areas of species of local concern. Areas listed by the California Natural Diversity Data Base as "special" or of "concern." <u>Specific Plant Communities:</u> Coastal sage scrub areas, Southern oak woodlands, Valley oak woodlands, California walnut woodland (refer to the Calabasas Vegetation Map located in the map pocket at the end of the Calabasas Community Profile for plant community locations).	Previously disturbed lands and areas not containing significant biotic resources.

Table 1
Criteria for Delineation of Land Management Classes

	Preservation (P)	Retention (R)	Partial Retention (PR)	Modification (M)
Archaeological & Paleontological Resources	Archaeological sites that have been preserved in place as mitigation for a previous development project.	Significant archaeological sites as defined by Appendix K of the 1993 CEQA Guidelines (refer to Appendix A, Historic, Cultural, and Paleontological Resources, in the Calabasas Community Profile).	Areas of potential archaeological sensitivity (see Figure II-5, Areas of Potential Historic Sensitivity, in the Calabasas Community Profile). Areas of high paleontological sensitivity (Modelo, Topanga formations). For a description see Page II-75 in the Calabasas Community Profile.	Areas with no known archaeological or paleontological resources and having a low potential for such resources.
Hazard Areas	N/A	Areas of known and/or current mass wasting/ landslides (see Figure V-1, Geologic Formations, in the Community Profile. See also Pages V-10 and V-11 of the Community Profile for a description of current mass wasting/landslides). Floodways defined by the Federal Emergency Management Agency as part of the National Flood Insurance Act.	Potential areas of mass wasting/landslides. Potentially active fault zones (see Figure V-1, Geologic Formations, in the Community Profile). High ground response areas. Wildland fire hazard areas located more than 600 feet from a public roadway or located more than 300 feet from a public roadway, but having only a single means of ingress and egress (refer to Page V-12 in the Community Profile) Flood plain areas (see Figure III-3, 100-Year Flood Zones, in the Community Profile).	Areas free from significant environmental hazards.

Table 1
Criteria for Delineation of Land Management Classes

	Preservation (P)	Retention (R)	Partial Retention (PR)	Modification (M)
Scenic Resources	N/A	N/A	Designated scenic corridors. Areas of outstanding scenic value (see Figure II-4, Scenic Features, in the Calabasas Community Profile. See also Pages II-52 and II-53 for a description of Scenic Features).	Areas without significant natural scenic values.

Source: Planning Network, 1993.

TECHNICAL REPORTS
PROJECT-SPECIFIC EVALUATION

In addition to a review of ***site-specific*** resources and hazards in the Resources/Cumulative Impacts Assessment Report, one or more technical studies may need to be prepared to identify ***project-specific*** impacts and mitigation measures. In general, project-specific studies will be required for any project which is potentially inconsistent with the goals, objectives, approaches, policies, or performance standards of the General Plan. The purpose of these studies is to determine the extent of project-related impacts, define whether the project is consistent with the provisions of the General Plan, and to determine what project revisions/mitigation measures are necessary, if any, to achieve general plan consistency.

Additional, specific, criteria for determining whether technical are necessary studies include:

- **General:** Projects meeting the applicability criteria of Table 2 which have the potential for exceeding the maximum acceptable impacts identified in Table 3, or which have the potential for not meeting applicable performance standards.

- **Air Quality:** A demonstration shall be made that the project meets the air pollutant emission reduction targets contained in Table 4. The analysis shall use the methodology put forth by the South Coast Air Quality Management District's *"CEQA Air Quality Handbook"* as amended from time to time. In addition, projects that will potentially exceed the threshold criteria for air pollutant emissions contained in the applicability criteria contained in the most recent *"CEQA Air Quality Handbook"* shall comply with the environmental documentation requirements of the handbook.

- **Noise:** Any project that meets or exceeds any of the following criteria shall be required to prepare an acoustical analysis and provide such mitigation as is necessary to meet the noise compatible land use performance objectives contained in Table VI-2.

  - Addition of more than ten percent to the average daily traffic volume of any arterial street. This traffic volume addition is more than incremental and could result in measurable noise increases.

  - Addition of 1,000 or more vehicles in the peak hour on adjacent roadways. This traffic volume addition is more than incremental and could result in measurable noise increases.

  - Areas where projected noise levels identified in the General Plan Environmental Impact Report exceed the noise compatible land use performance objectives contained in Table VI-2. Because the noise-related performance objective will be exceeded, site-specific analysis and mitigation will be required to meet specified objectives.

  - Lands located within an existing 60 dBA or greater noise contour.

For residential uses, where an acoustical analysis is required, the report shall be complete and approved by the Community Development Director prior to issuance of a grading permit or map recordation. Further information is required prior to issuance of building permits, if not previously submitted.

Where an acoustical analysis is required for a non-residential project, the report shall be submitted for Community Development Director approval prior to issuance of building permits.

- **Traffic:** Traffic impact analyses consistent with the Los Angeles County Congestion Management Program may be required in addition to city requirements for traffic analyses needed to confirm that projects will meet applicable Calabasas General Plan standards.

B. GENERAL PLAN PERFORMANCE STANDARDS

The standards contained in this section shall be incorporated into proposed development projects as noted. Table 2 summarizes the applicability of performance standards to various types of projects. Development projects which fall below a threshold included in Table 2 are exempt from the applicable performance standard(s). Table 3 summarizes maximum acceptable development impacts.

Table 2
Applicability of Performance Standards to Development Projects

Performance Standards for:	Apply To:
Hillside Development	Discretionary development projects subject to General Plan consistency findings located within the Preservation, Retention, and Partial Retention Land Management classifications that would: ■ alter more than 500 cubic yards of earth per gross acre by either excavation or fill within the Retention land management class; ■ alter more than 500 cubic yards of earth per graded acre by either excavation or fill within the Partial Retention land management class; ■ grade any natural slopes with a gradient in excess of 20%; ■ create manufactured slopes higher than ten feet (10') or steeper than 2:1 (50 percent); or ■ change the elevation of natural slopes (having a gradient of 30% or more) from existing grade to proposed grade by more than five feet (5'), unless the area over which excavation or fill would exceed five feet is only at isolated points within the site.
Biotic Resources	All discretionary development projectssubject to General Plan consistency findings.
Air Quality:	
Very Low Density Residential	New residential subdivisions of five or more units which have an overall density of less than one dwelling unit per gross acre within the area being developed.
Low Density Residential	New residential subdivisions of five or more units which have an overall density greater than one dwelling unit per gross acre within the area being developed.
Multi-Family Residential	All new townhouse, condominium, and apartment projects, including proposals to add new units to existing developments.
Retail Development	All new retail commercial centers, as well as to proposals to intensify the use of existing centers. Where relevant, performance standards also apply to the retail portion of mixed use developments.

Table 2
Applicability of Performance Standards to Development Projects

Performance Standards for:	Apply To:
Business Park Development	All new office and business parks, as well as to proposals to intensify the use of existing developments. Where relevant, performance standards also apply to the office and business park portions of mixed use developments.
Projects Exceeding AQMD Thresholds	All proposed discretionary development projects subject to General Plan consistency findings, including proposals to intensify existing development, that exceed AQMD thresholds of significance for either construction, or operations emissions.
Water Conservation	All new developments, including proposals to intensify or remodel existing office, business park, retail, or multi-family developments. Landscaping on individual single family lots is subject to city review consistent with the City's Water Efficient Landscape Ordinance.
Erosion Control	All discretionary development projects subject to general Plan consistency findings for which a grading permit will be necessary.
Energy Conservation	All new discretionary development projects subject to General Plan consistency findings, including proposals to intensify or remodel existing office, business park, retail, or multi-family developments.
Solid Waste Management	All new discretionary development projects subject to General Plan consistency findings, as well as to expansion or remodelling of existing development.
Seismic and Geologic Hazards	All new discretionary development projects subject to General Plan consistency findings, as well as to expansion or remodelling of existing development.
Stormwater Management and Flooding	All new discretionary development projects subject to General Plan consistency findings, including proposals to intensify existing office, business park, retail, or multi-family developments.
Fire Hazard Management	All new discretionary development projects subject to General Plan consistency findings, including proposals to intensify existing office, business park, retail, or multi-family developments.
Crime Prevention	All new discretionary development projects subject to General Plan consistency findings, including proposals to intensify existing office, business park, retail, or multi-family developments.
Noise	All new discretionary development projects subject to General Plan consistency findings, with the exception of a single family dwelling on an individual lot, as well as proposals to intensify existing office, business park, retail, or multi-family developments.
Hazardous Materials	All discretionary non-residential development projects subject to General Plan consistency findings. Standards for residential uses are contained in the Calabasas Household Hazardous Waste Element.
Disaster Response	All new discretionary development projects subject to General Plan consistency findings with the exception of a single family dwelling on an individual lot.

Table 2
Applicability of Performance Standards to Development Projects

Performance Standards for:	Apply To:
Urban Design:	
General	All new discretionary development projects subject to General Plan consistency findings (with the exception of a single family dwelling on an individual lot), as well as proposals to intensify existing office, business park, retail, or multi-family developments.
Freeway Corridor	All new discretionary development projects subject to General Plan consistency findings, including proposed intensification of existing commercial, office, or business park development meeting the following criteria: ■ The project is within 500 feet of the Ventura Freeway right-of-way ■ The project is within 1,000 feet of the Ventura Freeway right-of-way, and is on a parcel greater than 40,000 square feet ■ The project is within 1,000 feet of the Ventura Freeway right-of-way, and structures of three or more stories are proposed ■ Freeway-oriented signs are proposed.
Business Park	All new discretionary business park and office complex projects subject to General Plan consistency findings, including intensification of existing developments if the project: ■ is proposed on a site equal to or greater than 20,000 square feet ■ is proposed on a site smaller than 20,000 square feet and exceeds any of the City's adopted development standards for building height, setbacks, landscaping, or signs.
Signs	All new commercial, office, and business park signs, as well as proposals for redesign of existing commercial, office, and business park signs.
Historical, Archaeological, and Paleontological Resources	All new discretionary development projects subject to General Plan consistency findings, including intensification of existing development that will result in any disturbance to the ground surface, as well as to projects involving a historic structure.
Fiscally Responsible Development	All new discretionary development projects subject to General Plan consistency findings, with the exception of a single family dwelling on an individual lot, including proposals to intensify existing office, business park, retail, or multi-family developments.
Circulation and Transportation	All new discretionary development projects subject to General Plan consistency findings, with the exception of a single family dwelling on an individual lot, and including proposals to intensify existing office, business park, retail, or multi-family developments.

Table 2
Applicability of Performance Standards to Development Projects

Performance Standards for:	Apply To:
Educational Facilities:	
Schools	All new discretionary residential development projects subject to General Plan consistency findings, including proposals for the addition of new dwelling units within existing multi-family projects. The construction of a single family dwelling on an individual lot is exempt from schools performance standards, but shall be required to pay legally established school fees. Residential projects restricted to senior citizens, and commercial, office, business park, and other non-residential uses are exempt from these standards, but shall be required to pay legally established commercial/industrial development fees.
Libraries	All new residential development, including the construction of a single family dwelling on an individual lot, as well as to the addition of new dwelling units within existing multi-family projects.
Parks and Recreation	All new residential development, including the construction of a single family dwelling on an individual lot, as well as to the addition of new dwelling units within existing multi-family projects (Performance Standards 1-3). All new commercial, office, and business park developments, as well as expansion/intensification of existing developments (Performance Standards 3 and 4).
Municipal Services and Facilities	All new discretionary development projects subject to General Plan consistency findings, with the exception of a single family dwelling on an individual lot, as well as proposals to intensify existing office, business park, retail, or multi-family developments.
Quality of Life	All new discretionary development projects subject to General Plan consistency findings, including proposals to intensify existing office, business park, retail, or multi-family developments.
Responsible Regionalism	All new discretionary development projects subject to General Plan consistency findings, with the exception of a single family dwelling on an individual lot, that are determined by the City, as the result of an Initial Study, to have a potentially significant impact within adjacent jurisdictions or agencies other than the City of Calabasas.

Source: City of Calabasas, 1993.

Table 3
Maximum Acceptable Impacts of Individual Development Projects

Environmental Issue	Maximum Acceptable Development Impact
Preservation of Open Space	New discretionary development projects subject to General Plan consistency findings which would inhibit the City from achieving its open space objective of 3,000 acres of protected natural open space within the current city limits, or which would prevent achieving an open space system whose location and size represents an extensive network of protected areas with a high degree of visual and physical continuity is considered to have an unacceptable open space impact.
Hillside Management	Discretionary development projects subject to General Plan consistency findings not in compliance with the provisions of the applicable Land Management Class or which is not in compliance with hillside grading performance standards is considered to have an unacceptable impact on area hillsides.
Biotic Resources	A discretionary development project subject to General Plan consistency findings which results in a net loss of habitat value within the "Preservation," "Retention," or "Partial Retention" Land Management Classifications is considered to have an unacceptable biological resources impact. The construction of channelized flood control works, debris basins, retention/detention facilities within a blue line stream or wetlands area is considered to be an unacceptable biological resources impact. The net loss of wetland area is also considered to be an unacceptable impact.
Air Quality	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable air quality impact if it: ■ interferes with the attainment of Federal or State ambient air quality standards or is inconsistent with the AQMP ■ would violate the State's one hour and eight hour standards for carbon monoxide (CO) ■ would create a carbon monoxide hot spot ■ involves a general plan amendment affecting the regional population projections and locations that were used in the AQMP to bring the basin into attainment with air quality standards, and which does not result in a: – 1 percent per year (or 18 percent averaged over 18 years) reduction in project emissions – 1.5 average vehicle ridership (or occupancy if a transportation project) – reduced rate of growth in vehicle miles traveled (VMT) and trips.

Table 3
Maximum Acceptable Impacts of Individual Development Projects

Environmental Issue	Maximum Acceptable Development Impact
Water Resources	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable impact on water resources if it: ■ involves an amendment to the land use map that increases water consumption beyond the amount assumed by the Las Virgenes Municipal Water District in its water master planning efforts ■ fails to incorporate best management practices in plumbing fixtures or is inconsistent with the City's Water Efficient Landscape Criteria Ordinance ■ is located in an area for which providing reclaimed water supplies is feasible, and could legally use reclaimed water supplies, but is not designed for such use ■ is inconsistent with applicable NPDES permit requirements.
Soil Conservation	Discretionary development projects subject to General Plan consistency findings are considered to have an unacceptable impact on land resources if grading or subsequent operations result in deposition of soils on public streets or on downstream properties at a rate greater than natural erosion. Employment of "best management practices" and compliance with applicable NPDES requirements are presumed to reduce the impacts of a development to an acceptable level.
Energy Resources	Discretionary development projects subject to General Plan consistency findings are considered to have an unacceptable impact on energy resources if it does not meet all applicable Title 24 energy conservation requirements, and, in addition, does not employ best management practices for passive energy conservation.
Solid Waste Management	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable impact on solid waste management if it is inconsistent with, or will result in increased generation of solid waste beyond that which was assumed in the City's Source Reduction and Recycling Element.
Mineral Resources	Any extraction of mineral resources for off-site use that is inconsisntent with the hillsid management provisions of the General Plan is considered to be an unacceptable impact.
Seismic, Geologic, Flooding, and Fire Hazards	A discretionary development project subject to General Plan consistency findings that would result in unacceptable risks as identified in Table VI-1 is considered to have an unacceptable impact.

Table 3
Maximum Acceptable Impacts of Individual Development Projects

Environmental Issue	Maximum Acceptable Development Impact
Noise	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable noise impact if it: ■ would create noise in excess of the standards outlined in Table VI-2 ■ is located in an area that currently exceeds or will exceed the standards outlined in Table VI-2 ■ would increase the existing CNEL within a rural area by more than 4 dBA or increase the existing CNEL within an urban area by more than 2 dBA.
Hazardous Materials	A discretionary development project subject to General Plan consistency findings that is inconsistent with the most current Los Angeles County Hazardous Waste Management Plan is considered to have an unacceptable impact.
Disaster Response	A discretionary development project subject to General Plan consistency findings that would measurably inhibit the ability of the City or disaster response agencies from responding to an emergency situation is considered to have an unacceptable impact.
Population Growth	A discretionary development project subject to General Plan consistency findings that would result in a population or employment increase in excess of that included in SCAG's regional forecasts for the City of Calabasas, as accepted by the City, is considered to have an unacceptable impact.
Housing	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable housing impact if it: ■ inhibits the ability of the City to meet its share of regional production needs (Table IV-4) ■ results in the net loss of any subsidized affordable housing units ■ results in the net loss of rental housing at any time the vacancy rate for rental housing is below four percent (4%).
Land Use	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable land use impact if it: ■ is inconsistent with the land use designation within which it is proposed on the Land Use Map, and as defined in Table III-1 ■ has operational characteristics that would cause unacceptable impacts on other properties or would cause any of the performance standards contained in the Development Review Program to be exceeded on other properties. ■ introduces urban intensity parcels into a rural area or proposes lot sizes incompatible with adjacent existing development.

Table 3
Maximum Acceptable Impacts of Individual Development Projects

Environmental Issue	Maximum Acceptable Development Impact
Circulation	A discretionary development project subject to General Plan consistency findings is considered to have unacceptable traffic and transportation impacts if: ■ roadway level of service along nearby streets exceeds the performance objectives defined in Chapter V: – prior to project development – subsequent to project development – at general plan buildout **and** the project will create peak hour traffic in excess of the criteria outlined in Table V-2 ■ it inhibits the ability of the City to achieve the Citywide trip reduction targets prepared by the Metropolitan Transportation Authority pursuant to the AQMP.
Fiscal Management	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable fiscal management impact if it increases the cost or lowers the level of municipal services or facilities that are being provided to existing development.
Community Design	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable community design impact if it: ■ results in a noticeable reduction or loss of the specific features that combine to create Calabasas' unique character as defined in the General Plan Approach for Community Character of Chapter III ■ would inhibit achievement of the "additional features that the General Plan strives to create and maintain to enhance community character" as defined in the General Plan Approach for Community Character of Chapter III.
Historical and Cultural Resources	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable impact on historical and cultural resources if it: ■ involves the construction of buildings adjacent to identified historical structures that is incompatible in overall intensity of use, architectural style and details, height, bulk, or setbacks ■ results in the loss of significant archaeological or paleontological resources as defined by Appendix K of the 1993 CEQA Guidelines.

Table 3
Maximum Acceptable Impacts of Individual Development Projects

Environmental Issue	Maximum Acceptable Development Impact
Educational Facilities	A discretionary development project subject to General Plan consistency findings which would occur in the absence of adequate school facilities to serve the new students that will be generated by the project is considered to have an unacceptable impact. (*Note: Application of this standard may be limited or prohibited by provisions of State law which (1) presume that payment of statutory fees is mitigation in full, (2) limit the City's ability to require school mitigation as a condition of approval, and (3) specify that cities cannot deny a development project because of school impacts.*) A discretionary development project subject to General Plan consistency findings that does not contribute its fair share to expansion of library facilities consistent with the library facilities performance standard contained in Table VII-1 is considered to have an unacceptable impact.
Parks and Recreation	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable impact on parks and recreational facilities if it: ■ inhibits the use and enjoyment of an existing or proposed public or private park; or ■ does not provide or contribute to the provision of 3.0 acres of usable, active recreational land per 1,000 population.
Municipal Services and Facilities	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable municipal services and facilities impact if it: ■ would not meet the performance standards for municipal services and facilities outlined in Table VII-1; or ■ reduces the level of service provided to existing development below the performance standards outlined in Table VII-1; or ■ where the level of service being provided to existing development is already below the performance standards outlined in Table VII-1, results in any further reduction in the level of service to existing development.
Responsible Regionalism	A discretionary development project subject to General Plan consistency findings that would create impacts in excess of these significance standards within other jurisdictions without providing offsetting benefits to those jurisdictions is considered to have an unacceptable impact.

Table 3
Maximum Acceptable Impacts of Individual Development Projects

Environmental Issue	Maximum Acceptable Development Impact
Quality of Life	A discretionary development project subject to General Plan consistency findings is considered to have an unacceptable impact on local quality of life if: ■ the increase in nighttime intensity of light on adjacent properties is greater than 0.01 foot-candles,[2] measured at a point five feet (5') inside the adjacent property, after considering the effects of such mitigation measures as: – reducing the intensity of the original light source to the minimum necessary to carry out required functions and provide security – shielding light sources – providing directional lighting. ■ humidity, heat, cold, or glare is readily detectable without instruments by the average person on an adjacent property; and ■ unpleasant odors are created that would be perceptible by the average person on an adjacent property.

Source: City of Calabasas, 1994.

[2] The standard of 0.01 foot-candles is roughly equivalent to the difference in nighttime lighting between having no moon, and having a half moon present.

PERFORMANCE STANDARD FOR HILLSIDE DEVELOPMENT

Grading

(1) Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following guidelines:

Slopes less than 10%:

Redistribution of earth over large areas may be permitted.

Slopes between 10% and 20%:

Some grading may occur, but landforms must retain their natural character. Padded building sites may be allowed, but split level designs, stacking and clustering are required to mitigate the need for large padded building areas.

Slopes between 20% and 30%:

Limited grading may occur; however, major topographic features shall retain their natural landforms. Special hillside architectural and design techniques are expected in order to conform to the natural land form, by using techniques such as split level foundations of greater than 18 inches, stem walls, stacking and clustering.

Slopes between 30% and 50%:

Development and limited grading can occur in this category only if it can be clearly demonstrated that safety hazards, environmental degradation, and aesthetic impacts will be avoided. Use of larger lots, variable setbacks and variable building structural techniques such as stepped or post and beam foundations are required. Structures shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations.

Slopes greater than 50%:

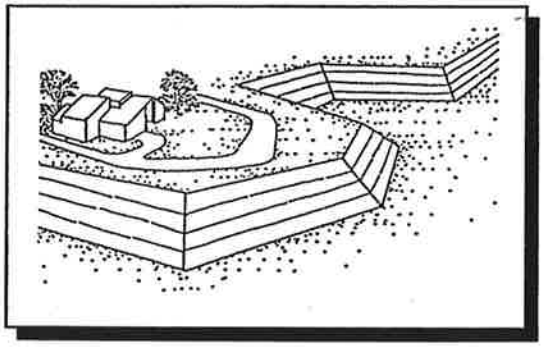
Except in small, isolated locations, development in areas with slopes greater than 50% shall be avoided.

Applicability

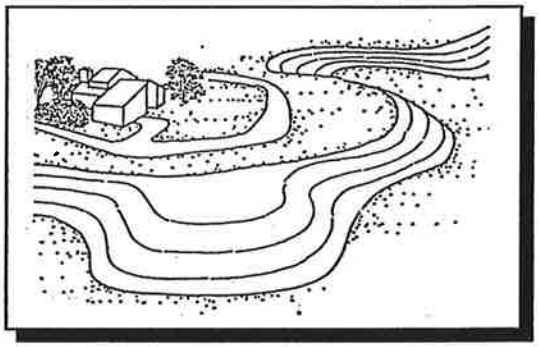
Hillside performance standards apply to projects within the Preservation, Retention, and Partial Retention Land Management classifications that would:

- ***alter more than 500 cubic yards of earth per gross acre by either excavation or fill within the Retention land management class;***
- ***alter more than 500 cubic yards of earth per graded acre by either excavation or fill within the Partial Retention land management class;***
- ***grade any natural slopes with a gradient in excess of 20%;***
- ***create manufactured slopes higher than ten feet (10') or steeper than 2:1 (50 percent); or***
- ***change the elevation of natural slopes (having a gradient of 30% or more) from existing grade to proposed grade of more than five feet (5'), unless the area over which excavation or fill would exceed five feet is only at isolated points within the site.***

(2) Manufactured slopes in excess of five vertical feet (5') shall be landform graded. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.



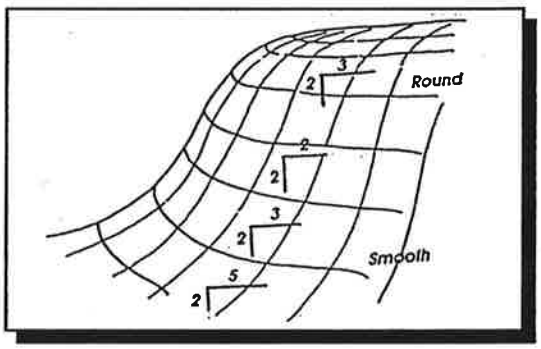
UNACCEPTABLE
Regular Slopes- Sharp Cut



ACCEPTABLE
Varied Slopes - Smooth Cut

(3) Slopes created by grading shall not exceed 50 percent or 2:1, without a soils report and stabilization study indicating a greater permissible slope, and shall not exceed 30 feet in height between terraces or benches.

(4) Grading and project design shall address and mitigate impacts to habitat linkages/wildlife corridors.



Slope banks should be contour graded at top and toe of slope

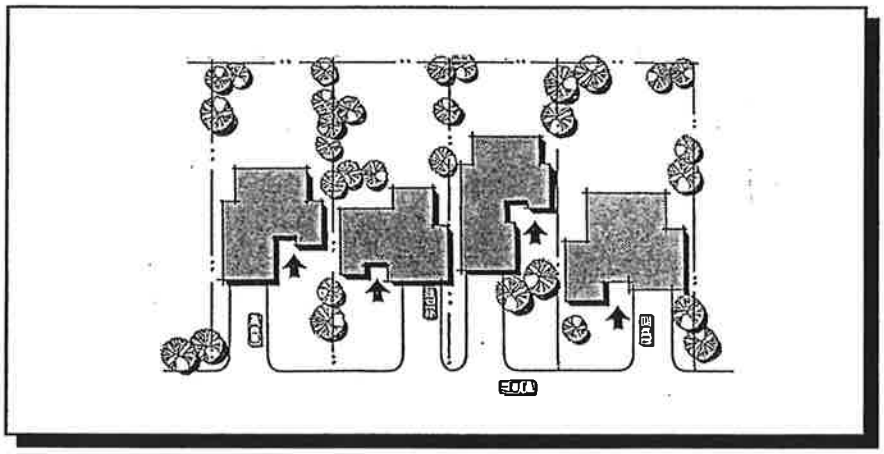
Project Site Planning

(1) The overall project design/layout shall adapt to the natural hillside topography and maximize view opportunities ***to***, as well as ***from*** the development. The project should fit the hillside rather than altering the hillside to fit the project.

(2) Grading of ridgelines is prohibited. Structures shall be sited sufficiently below ridgelines so as to preserve unobstructed views of a natural skyline. In cases where application of this performance standard would prevent construction of any structures on a lot of record, obstruction of views of a natural skyline shall be minimized, and landscaping shall be provided to soften the impact of the new structure.

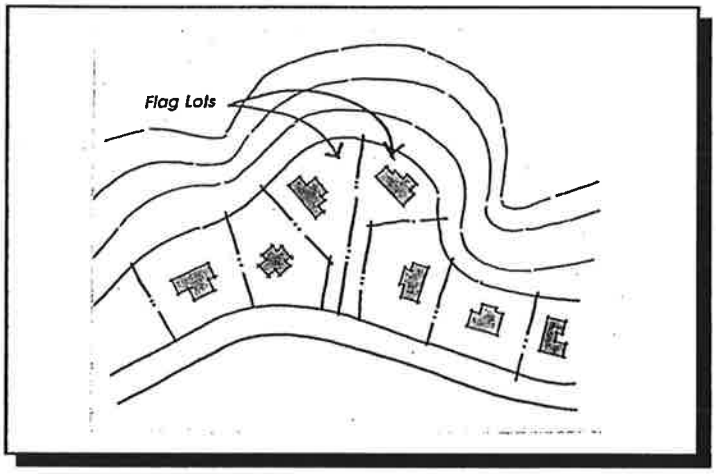
(3) Site design should utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain:

- Allow for different lot shapes and sizes, with the prime determinant being the natural terrain. Encourage split pads in large development projects.



Staggering of setbacks to each entry creates variety and identity

- Allow flag lots in areas where it is demonstrated that the end result is the preservation of natural topography by minimizing grading, and if the lot can be designed to provide adequate visibility for emergency vehicle response.

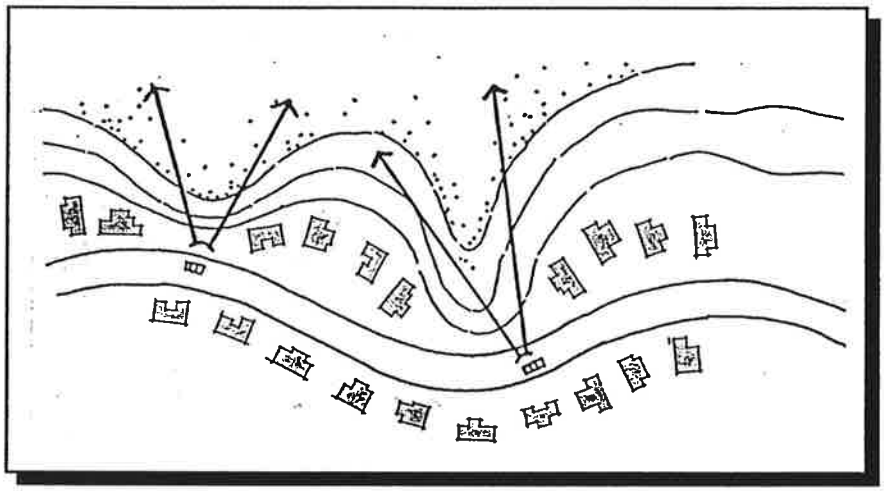


Use of flag lots can help maintain natural grades and reduce the amount of cut and fill

(4) Structures shall be sited in a manner that will:

- fit into the hillside's contour and relate to the form of the terrain;
- retain outward views from the maximum number of units while maintaining the natural character of the hillside; and
- preserve vistas of natural hillside areas and ridgelines from public places and streets.

Buildings should be located to preserve existing views and to allow new dwellings access to views similar to those enjoyed from existing dwellings.



Leave openings for views at selected locations

(5) Streets should follow the natural contours of the hillside to minimize cut and fill. Streets may be split into two one-way streets in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On-street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.

(6) Clustered development is encouraged where the average slope exceeds 20 percent as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state.

(7) The project design should maximize public access to canyons, overlooks, and open space areas by:

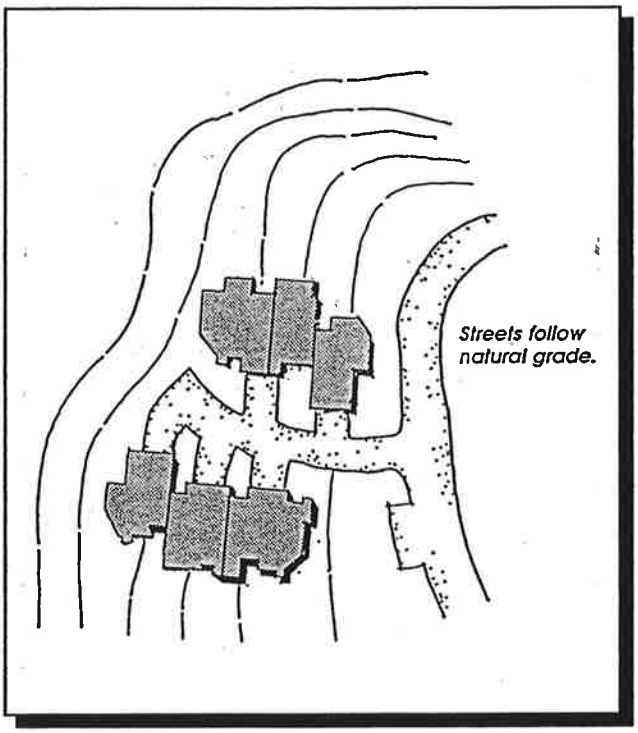
- providing open space easements between lots or near the end of streets or cul-de-sacs; and

- designating public pathways to scenic vistas.

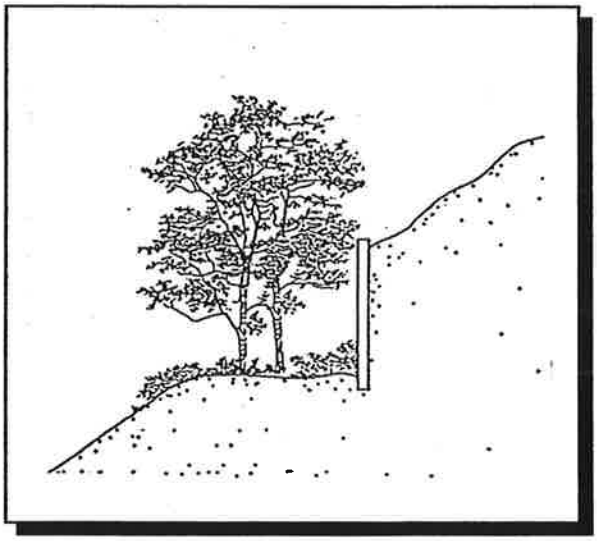
(8) New discretionary development projects subject to General Plan consistency findings should use retaining structures when it significantly reduces grading; however, such retaining structures shall be located and restricted in height so that they do not become a dominant visual feature of the parcel.

(9) Where retaining walls face public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.

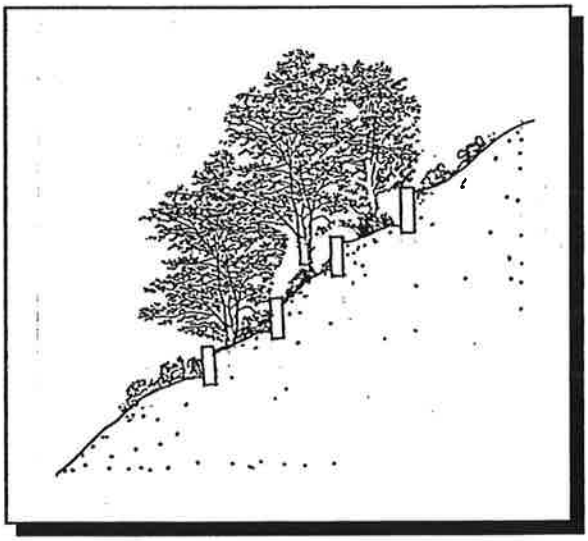
(10) Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.



Cluster development away from open space, canyons, ridgelines, and other sensitive areas

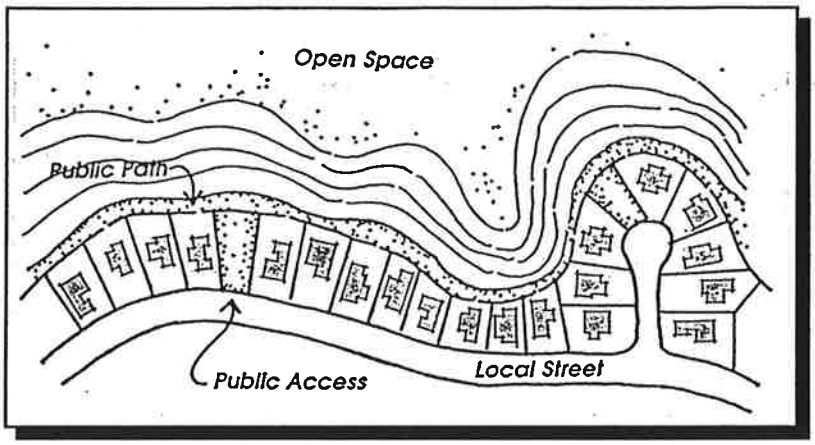


UNACCEPTABLE
Single retaining wall makes a massive scar on hillside and is difficult to screen.



ACCEPTABLE
Terraced retaining walls break up mass and are easier to screen.

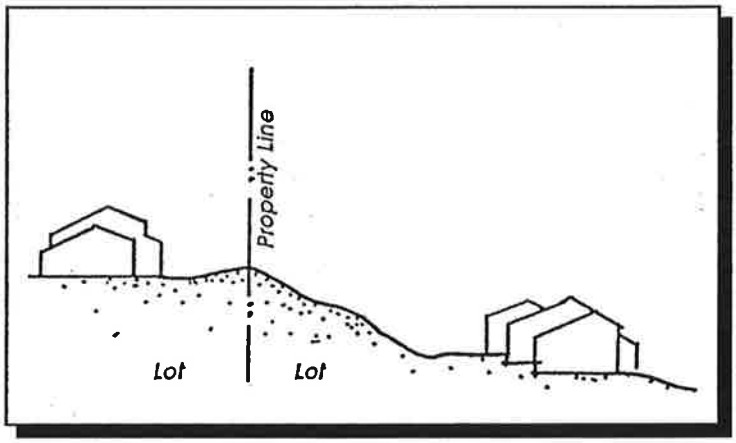
(11) Lot lines shall be placed at the top of slopes to facilitate maintenance by the down slope owner, who has the greater "stake" in ensuring the continued integrity of the slope.



Pathways provide access to open spaces and vistas

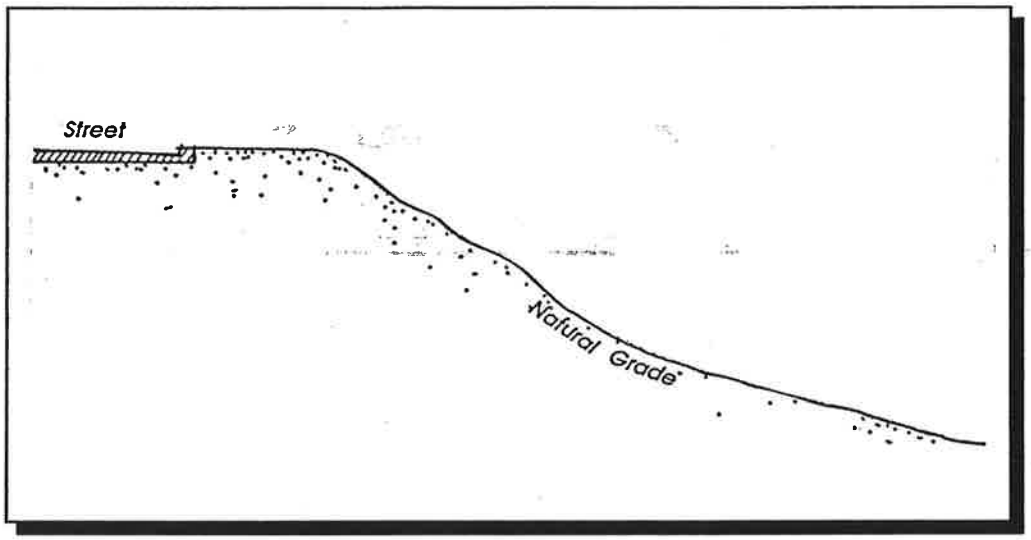
Architectural Design

(1) The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.



Lot line placement when slopes are homeowner maintained

(2) The overall height of a building is an important aspect of how well it fits into the existing character of the neighborhood and its hillside environment. Houses shall not be excessively tall so as to dominate their surroundings or create a crowded appearance in areas of small lots. Structures should be stepped down hillsides and contained within a limited envelope parallel to the natural grade, rather than "jutting out" over natural slopes.



Create a limited envelope parallel to the natural ground surface within which the structure will be contained.

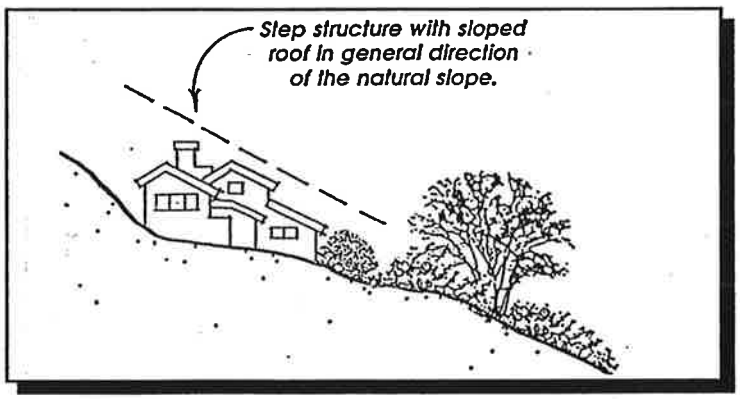
(3) Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character.

(4) Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

(5) Wall surfaces facing towards viewshed areas shall be minimized through the use of single story elements, setbacks, roof pitches, and landscaping.

(6) Collective mass roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside.

(7) Based upon the graphic principle that dark colors recede and light colors project, medium to dark colors which blend with the surrounding environment should be used for building elevations and roof materials in view-sensitive areas.



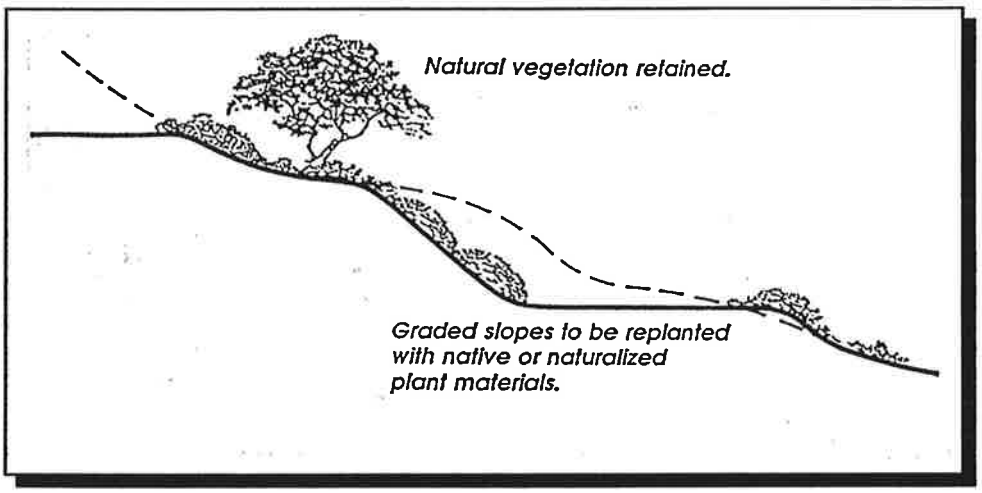
(8) Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided. No one dwelling should stand out.

(9) Exposed structural and mechanical elements, unless well integrated into the design concept are unsightly and are to be avoided. Exposed structures are often eyesores for people who are lower downhill.

(10) Roof materials shall be of fire-retardant material. Special attention to coordinating roof design with the underlying contour of the land is important because of their dominating appearance.

Landscape Treatment

(1) The interface between developments and open space is critical and shall be given special attention. Slope plantings should create a gradual transition from developed slope areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.



(2) Planting along the slope side of development shall be designed to allow controlled views out, yet partially screen and soften the architecture. In general, 50 percent screening with plant materials should be accomplished.

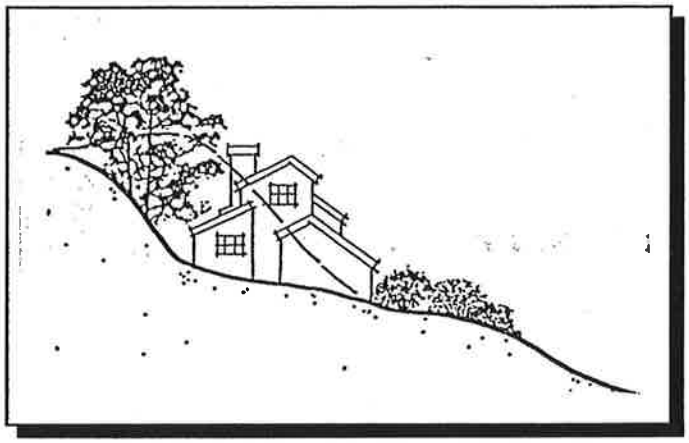
(3) Trees are to be arranged in informal masses and shall be placed selectively to reduce the scale of long, steep slopes.

(4) Shrubs are to be randomly spaced in masses.

(5) Skyline planting shall be used along recontoured secondary ridgelines to recreate the linear silhouette and to act as a backdrop for structures. Trees shall be planted to create a continuous linear silhouette since gaps in the planting will not give the desired effect.

(6) Trees that grow close to the height of structures shall be planted between buildings to eliminate the open gap and blend the roof lines into one continuous silhouette.

(7) For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development. This zone shall consist of at least 100 feet, and have a fire-resistive groundcover. Larger trees and shrubs must be pruned.



Use landscape plant material as a supplement for ridgeline backdrop if ridge is graded

Slope Maintenance

(1) New development within hillside areas shall be conditioned upon:

- the preparation and recordation of a declaration of covenants, conditions and restrictions providing for the development and maintenance of manufactured slopes;
- in the case of a parcel map or subdivision, the subdivider's supplying a program and/or staff for preventive maintenance of major manufactured slope areas. Such program must be approved prior to approval of a final map, and shall include homeowner slope maintenance requirements and guidelines to be incorporated into the declaration of covenants, conditions, and restrictions.

(2) A minimum five year revegetation monitoring and maintenance program is required for all development requiring slope bank and/or habitat vegetation. The revegetation monitoring program shall include monthly inspection for months one through 12, quarterly inspection for months 12 through 36, and semi-annual inspection for months 36 through 60. Inspections shall be performed by a qualified botanist subject to City approval.

PERFORMANCE STANDARDS FOR BIOTIC RESOURCES

(1) Within the "Preservation" land management classifications, any disturbance of biotic resources is considered to be a significant adverse environmental impact for which overriding considerations are not appropriate.

Applicability

Biotic resource performance standards apply to all development projects.

(2) Within the "Preservation," "Retention," and "Partial Retention" land management classes, the vegetative resources which contribute to habitat carrying capacity (vegetative species diversity, faunal resting areas, foraging areas and food sources) and other significant biotic features are to be preserved in place.

(3) Within the "Preservation," "Retention," and "Partial Retention" land management classes, the following are considered to be unacceptable impacts for which overriding considerations are inappropriate:

- a net loss of wetlands or riparian vegetation (also applies to "Modification" land management classification);
- a measurable reduction in species diversity; or
- loss of breeding and roosting areas, foraging areas, habitat linkages, or food sources that will result in a measurable reduction in the reproductive capacity of biotic resources.

(4) Within the "Modification" land management class, significant biotic resources are to be preserved in place unless the only feasible project design alternatives would isolate significant environmental features in such a manner as to jeopardize their long-term survival in place. Offsite mitigation into a recognized habitat management program may be acceptable.

(5) Development within or adjacent to areas given a "Retention," or "Partial Retention" land management designation because of their biological habitat shall provide a minimum 25 foot setback from sensitive habitats on sites designated as Urban on the General Plan land use map and a 100-foot setback from sensitive habitats on sites designated Non-urban and Open Space on the General Plan land use map. These setbacks will, preferably, be accompanied by protective fencing or other buffers during the construction phase. These minimum setbacks may be enlarged as necessary to prevent indirect impacts on sensitive biotic resources.

(6) Protect riparian vegetation. Where riparian vegetation has previously been removed, except for channelization, the buffer that is provided shall allow for the reestablishment of riparian vegetation to its prior extent as feasible.

(7) Require conservation or open space easements, grant deeds of development rights, or other similar mechanisms over sensitive habitat areas where the development may directly impact such habitats or may indirectly impact these habitats through changes in intensity of use on the parcel.

AIR QUALITY PERFORMANCE STANDARDS

(1) Appropriate air quality mitigation measures shall be incorporated into development project design and operation. Projects shall implement all feasible mitigation measures outlined in the Air Quality Mitigation Matrix (Table 4). To be approved at an intensity greater than the Basic Development intensity identified in Table III-1, development projects need to achieve the reductions in air pollutant emissions outlined in Table 5. Air pollutant generation reduction calculations are to be based on the South Coast AQMD's *CEQA Air Quality Handbook*.[3]

The following criteria will be used to determine the level of air quality mitigation that will be required from a particular project:

- *the intensity of mitigation measures shall coincide with the intensity of impacts;*
- *the combination of mitigation measures that are employed should reduce emissions below the thresholds of significance maintained by the SCAQMD;*
- *adequate resources must be available to ensure implementation of mitigation;*
- *mitigation measures must be able to be accomplished within a reasonable time frame; and*
- *compliance with required mitigation must be verifiable and enforceable by a legally binding commitment.*

Air Quality Performance Standards for Very Low Density Residential Development

Applicability

Air Quality performance standards for Very Low Density Residential apply to new residential development projects of five units of more which have an overall density of less than one dwelling unit per gross acre within the area being developed.

(1) Design of new subdivisions shall encourage opportunities for residents to work at home, thereby reducing vehicle trips and associated vehicular emissions.

- House designs which provide work spaces are encouraged.
- Where feasible, high-technology telecommunication links (fibre optic) are to be incorporated into project infrastructure.
- The number of telephone lines and phone jacks within individual dwellings should be sufficient to facilitate working at home, including setting up a computer work station with a fax and modem.

(2) The development's roadway system is to be designed to accommodate bicycle travel. Roadway widths shall be adequate to accommodate both vehicular and bicycle traffic.

[3] At the City's discretion, any of the measures deemed appropriate in Table VIII-4 may be required of a development project.

Table 4
Appropriate Mitigation Measures for Air Pollutant Emissions

	Residential			Office/Business Park			Retail			
	0 to 50 Units	51 to 100 Units	101 plus Units	0 to 100,000 sq. ft.	100,000 to 500,000 sq. ft.	500,000 sq. ft. & above	0 to 50,000 sq. ft.	50,000 to 100,000 sq. ft.	100,000 to 150,000 sq. ft.	150,000 sq. ft. & above
Construction Activities										
Grading Activities										
Maintain the natural topography; minimize landform alteration and grading activities	■	■	■	■	■	■	■	■	■	■
Suspend grading activities when wind speeds (instantaneous gusts) exceed 25 miles per hour	■	■	■	■	■	■	■	■	■	■
Apply non-toxic chemical soil stabilizers according to manufacturers' specifications to all previously graded areas that have been inactive for ten (10) days		■	■		■	■		■	■	■
Enclose, cover, water twice daily, or apply non-toxic chemical soil stabilizers according to manufacturers' specifications to exposed soils that have a five percent (5%) or greater silt content		■	■		■	■		■	■	■
Prepare watering schedule for before, during and after daily grading; minimum twice, preferably three times daily	■	■	■	■	■	■	■	■	■	■
Balance onsite cut and fill; eliminate need for import or export of dirt	■	■	■	■	■	■	■	■	■	■
Replace top soil and ground cover in disturbed areas immediately at the suspension of grading in the area	■	■	■	■	■	■	■	■	■	■