



CITY of CALABASAS

SMMC
ATTACHMENT

Community Development Department 3/23/09
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600
F: 818.225.7329

ITEM 8(a)

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Notice of Preparation

Date: December 4, 2008

PROJECT NAME: Calabasas Highland Estates

PROJECT LOCATION/ADDRESS: Southeast corner of Mulholland Highway and Dry Canyon Cold Creek, Calabasas CA 91302

DUE DATE FOR PUBLIC COMMENTS: January 12, 2009

The City of Calabasas, Planning Division, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein ("proposed project"). The Planning Division requests your comments as to the scope and content of the EIR.

The project description, location, and potential environmental effects are set forth below. The environmental file is available for review at the City of Calabasas, Planning Division, 100 Civic Center Way, Calabasas, CA 91302

PROJECT DESCRIPTION: The proposed "Calabasas Highland Estates" project consists of the subdivision of a 14.5-acre project site into 14 residential lots with an open space lot and a homeowners association lot containing a water detention basin, and a private street with access from Mulholland Highway and emergency connection to Gladiola Drive in the Calabasas Highlands area. The 14 single-family residential lots are at a minimum and on average approximately ½-acre each (net), the open space lot is approximately 41,258 square feet, and the homeowners association lot contains approximately 52,470 square feet. The project will also include associated driveways, walkways, and landscaping.

Project Site: The approximately 14.5-acre project site is located on Mulholland Highway south of and adjacent to the intersection with Dry Canyon Cold Creek Road, in the Calabasas Highlands area of the City of Calabasas. The roughly triangular project site is currently vacant and remains largely natural although some minor cut and fills have been performed associated with site access roads and steep cut slopes along Mulholland Highway and Dry Canyon Cold Creek Road. Access is via a graded dirt road from Mulholland Highway or from the south via Gladiola Drive across the site.

Topography on the project site is dominated by a gentle south to north trending ridge through the central portion of the site, a well defined south to north trending drainage crossing the western 1/3 of the property and north-northeasterly drainages proximal to the eastern property boundary. The majority of the project site is covered with a moderate growth of seasonal weeds and grasses with some thicket areas of heavy brush and scrub oak. Oak trees are concentrated adjacent to the northern property boundary and within the project site drainages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, and Transportation/Traffic.



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The enclosed materials reflect the scope of the proposed project, which is located in an area that may be of interest to you and/or the organization you represent. An EIR will be prepared and submitted to the City of Calabasas Planning Division. The Planning Division encourages and welcomes all comments pertaining to environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. Written comments must be submitted by January 5, 2009.

PUBLIC SCOPING MEETING: The location, date and time of the public scoping meeting are as follows:

Date: December 17, 2008

Time: 2:00 pm

Location: Calabasas Public Library Founder's Hall, 200 Civic Center Way, Calabasas, CA, 91302

Please direct your comments to:

Glenn Michitsch, Senior Planner
Planning Division
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

General Plan Designation: Existing: Rural Residential (RR); Proposed: Rural Residential (RR)

Zoning: Existing: Rural Residential (RR); Proposed: Rural Residential (RR)

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Development of the Calabasas Highland Estates Project will require the following City approvals:

- Vesting Tentative Tract No. 54152 (TM3-000-005)
- Development Agreement (DA5-000-003)
- Oak Tree Permit (OAK-003-022)

Project Setting: The approximately 14.5-acre project site is located on Mulholland Highway south of and adjacent to the intersection with Dry Canyon Cold Creek Road, in the Calabasas Highlands area of the City of Calabasas. The roughly triangular project site is currently vacant and remains largely natural although some minor cut and fills have been performed associated with site access roads and steep cut slopes along Mulholland Highway and Dry Canyon Cold Creek Road. Access is via a graded dirt road from Mulholland Highway or from the south via Gladiola Drive across the site.

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Surrounding Land Uses: Existing land uses in the vicinity of the project site consist mostly of single-family residences in rural and suburban densities. Land uses immediately bordering the project site include residential housing to the south (Calabasas Highlands) and west (Calabasas Mobile Home Park), Viewpoint School to the north, and a relatively isolated block of open space to the east.

<u>Direction</u>	<u>Zoning</u>	<u>Current Land Use</u>
North	RR-SC (Rural Residential-Scenic Corridor)	Viewpoint School
South	RC-CH-SC (Rural Community -Calabasas Highlands - Scenic Corridor)	Residential Development/Calabasas Highlands
East	HM-SC (Hillside Mountainous - Scenic Corridor)	Vacant Land with a Few Developed Residences
West	RM-SC (Residential Multi-Family - Scenic Corridor)	Mobile Home Park

Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):

- National Pollutants Discharge Elimination System (NPDES) Permit - to regulate stormwater discharges issued by the Regional Water Quality Control Board.