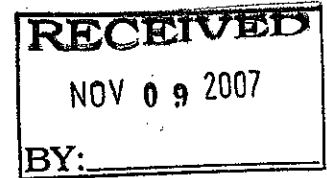




CITY of CALABASAS

Community Development Department  
Planning Division  
26135 Mureau Road  
Calabasas, CA 91302-3172  
T: 818.878.4225  
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## Notice of Preparation



Date: November 8, 2007

**PROJECT NAME:** Village At Calabasas

**PROJECT LOCATION/ADDRESS:** 23500 Park Sorrento, Calabasas CA 91302

**DUE DATE FOR PUBLIC COMMENTS:** December 8, 2007

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 (the "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, 26135 Mureau Road, Calabasas, CA 91302

**PROJECT DESCRIPTION:** The proposed "Village At Calabasas" project consists of 79 luxury residential condominium units along with 13,135 square feet of neighborhood serving restaurant and retail uses. The proposed project would require the demolition of the existing Calabasas Inn (16,400 square feet) and the construction of 174,413 square feet (0.7371 FAR) of residential, retail and restaurant space uses. The four-story building will have a maximum height of 44.3 feet with the retail component at the ground level and residential condominiums on levels one through four. The project includes the purchase of four off-site, market rate units (5% of the total number of units) to be sold to qualifying very-low income residents and one on-site handicap fitted unit. The project will also include associated driveways, walkways and landscaping.

The proposed project consists of multiple buildings with attached, open-air atriums. The Village at Calabasas has been designed to incorporate a Santa Barbara Mission style architecture, which is consistent with other buildings within the City. The project also includes a walkway (or "Village Walk") on the east side of McCoy Creek and on the project site as a project amenity that could also be used as a future pedestrian linkage between the businesses in the Civic Center area and the heart of Old Town Calabasas should the City decide to link these two areas.

The project will provide 302 parking spaces consisting of 186 spaces for residential parking, 116 spaces for commercial parking. There will be 57 on-grade parking spaces exclusively for commercial parking, with the remaining spaces (245) located in a one level subterranean structure. Valet parking will be available to all users. Two project entrances will be provided off of Park Sorrento.

**Project Site:** The 5.43-acre irregularly-shaped project site is currently occupied by the one-and two-story, wood-frame Calabasas Inn, a restaurant, wedding and banquet facility. An asphalt parking lot is located in the northern portion of the site and a domestic lawn is located behind the structure to the south. McCoy Canyon Creek, a perennial stream, trends through the property along the southeast property



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line. Access to the project site is available from Park Sorrento via a driveway apron located at the northeast corner of the site.

Topographically, the project site consists of a gently sloping ground at an elevation of approximately 950-feet above mean sea level. Slopes along the southeast portion of the site descend approximately 15 feet at a gradient of up to approximately two horizontal to one vertical to McCoy Canyon Creek. Portions of the stream course in the vicinity of the site have been protected against erosion and a concrete-paved for extends from the site to adjacent property to the southeast.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geotechnical Hazards, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation/Traffic, and Utilities.

Due to the potentially affected environmental factors listed above, an EIR will be prepared and submitted to the City of Calabasas Planning Division. The decision to prepare an Environmental Impact Report (EIR) is based on the conclusions contained in an Initial Study prepared in accordance with State Law. Also, by State Law, a Notice of Preparation is required to be mailed to all Responsible and Trustee Agencies that conceivably have an interest in or may have permitting jurisdiction over a proposed project. Although you are not included as a Responsible or Trustee Agency, the Notice of Preparation was sent to you because the proposed project is located in an area that may be of interest to you and/or the organization you represent. 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 December 8, 2007. Copies of the initial study are available at the City of Calabasas Planning Division at the address and contact listed below.

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

**Date:** November 28, 2007

**Time:** 3:00 pm

**Location:** 23500 Park Sorrento, Calabasas CA 91302

Please direct your comments to:

Glenn Michitsch, Senior Planner  
Planning Division  
City of Calabasas  
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[gmichitsch@cityofcalabasas.com](mailto:gmichitsch@cityofcalabasas.com)