

EXECUTIVE SUMMARY

INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines require local government agencies to consider the environmental consequences of a project prior to taking a discretionary action related to approval or denial of the project. CEQA calls for the preparation of an Environmental Impact Report (EIR) to serve as a public disclosure document designed to provide interested members of the public, responsible/trustee agencies, special districts, and local and State governmental agency decision makers with an analysis of the potential environmental consequences of project implementation, to support informed decision-making.

This EIR has been prepared to identify the potential environmental effects associated with the adoption and long-term implementation of the proposed *North Business Park Specific Plan*. The *North Business Park Specific Plan* is a policy document that will regulate land use and development within a 200-acre area at the northern section of the City of Westlake Village (City). The adoption and approval of the proposed Specific Plan would not lead to direct physical changes in the Specific Plan area, the City, or the existing environment, nor would it be accompanied by the construction of specific development proposals or projects. However, future development that would be allowed under the *North Business Park Specific Plan* could result in environmental impacts. In addition, the implementation of planned roadway, infrastructure, and other public improvements, as outlined in the *North Business Park Specific Plan*, may result in environmental impacts.

Since the adoption and subsequent implementation of the proposed *North Business Park Specific Plan* has the potential to cause physical changes in the environment, it is considered a "Project", as defined by Section 21065 of CEQA and Section 15378 of the State CEQA Guidelines, and thus is subject to the mandates of CEQA. In accordance with Section 15051 of the State CEQA Guidelines, the Lead Agency is the public agency with the greatest responsibility for carrying out or approving the project as a whole. The City of Westlake Village has the primary responsibility for the adoption of the proposed *North Business Park Specific Plan*. Therefore, the City is serving as the Lead Agency for the proposed Specific Plan and is responsible for its environmental review and clearance, pursuant to Section 15040 of the State CEQA Guidelines.

This EIR has been prepared as a Program EIR, pursuant to the requirements of CEQA and the State CEQA Guidelines. As stated in Section 15168(a) of the State CEQA Guidelines, a Program EIR is an EIR that may be prepared on a series of actions that can be characterized as one large project and that are related either:

- (1) Geographically
- (2) As logical parts in the chain of contemplated actions
- (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program
- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways

The State CEQA Guidelines state that a Program EIR will enable the Lead Agency to analyze the direct and indirect impacts of the overall plan, rather than the individual parts of the plan, as it is implemented over time. The proposed Specific Plan will serve as the regulatory mechanism for the approval of future land uses and development and for the implementation of roadway and

infrastructure improvements within the 200-acre Specific Plan area. Therefore, this EIR has been developed as a Program EIR that looks at the overall impacts that would occur as a result of the adoption and implementation of the *North Business Park Specific Plan*.

In addition to analysis of the potential environmental impacts associated with the *North Business Park Specific Plan*, this EIR includes mitigation measures that would offset, minimize, or avoid significant environmental impacts associated with the implementation of the *North Business Park Specific Plan* and future development projects built in accordance with the Specific Plan. This Program EIR also discusses alternatives to the proposed Specific Plan.

PROJECT SUMMARY

PROJECT LOCATION

The City of Westlake Village covers 5.62 square miles and is located 38 miles northwest of downtown Los Angeles and 9.0 miles north of the Pacific Ocean. The City is located along the northwest border of Los Angeles County and has direct access to the Ventura Freeway (U.S. 101). The City is bound by Ventura County and the City of Thousand Oaks to the north and west, the City of Agoura Hills to the east, and unincorporated County land within the Santa Monica Mountains to the south and southeast.

The Specific Plan area (or planning area) covers approximately 200 acres of land at the northern section of the City, bound by U.S. 101 on the south, Lindero Canyon Road on the east, Thousand Oaks Boulevard on the north, and the City limits and County line on the west. The Specific Plan area contains 54 parcels with multiple property owners and is developed with light industrial and commercial uses, business parks, and institutional uses, along with 17 acres of public rights-of-way (roadways).

The southern section is developed with relatively new land uses (i.e., Oaks Christian Middle and High Schools, Calvary Community Church, Westlake Village Studios, Four Seasons Hotel, and Dole Headquarters Office) that are expected to remain in place. Two business parks in the Focus Area are also expected to remain in place. Thus, future development is only anticipated within the northern two-thirds of the planning area (known as the Focus Area). The Focus Area includes approximately 112 acres on 49 private parcels and 17 acres of public rights-of-way.

NORTH BUSINESS PARK SPECIFIC PLAN

The proposed Specific Plan reflects the City's goals of promoting the revitalization of older or underutilized properties and the intensification and adaptive reuse of these properties. Adoption of the *North Business Park Specific Plan* would provide a planning document to control future development within the Focus Area in accordance with the land uses and development standards contained in the Specific Plan.

Specific Plan Districts

The *North Business Park Specific Plan* proposes to establish the following districts in the Focus Area:

- Mixed Use Corsa District
- Mixed Use Lindero District
- Office District

- Mixed Use Cedarvalley District
- Design District

For these districts, the proposed Specific Plan identifies the allowable land uses, maximum development intensity, and development standards. A different mix of residential, commercial, manufacturing, and public uses is permitted or conditionally permitted in each district.

Other areas within the Specific Plan are designated as:

- Business Park (BP)
- Public/Institutional (PI)
- Commercial Planned Development (CPD)

These areas reflect their existing zoning designations and will continue to be regulated by the City's Zoning Regulations, as applicable to these zones.

Design Standards and Guidelines

The proposed Specific Plan also includes design standards and guidelines that would need to be followed by future development projects. These standards and guidelines address the following:

- Minimum Setbacks from Streets
- Off-Street Parking Requirements
- Bicycle Parking Requirements
- Standards for Live-Work Units
- Performance Standards for Hours of Operations, Loading, Noise, Light and Glare, Limitations on Activities, and Security
- Building Siting and Orientation
- Building Form and Facades
- Pedestrian Connectivity
- Plazas and Courtyards and Outdoor Dining
- Open Space in Multi-Family Developments
- Architectural Style and Materials, Finishes, and Colors
- Exterior Lighting
- Service Areas and Mechanical Equipment
- Parking Lots and Parking Structures

Circulation and Infrastructure Improvements

The proposed Specific Plan also outlines a number of roadway, open space, streetscape, and infrastructure improvements that would be implemented by the City or another public entity to serve development within the Specific Plan area. These public improvements are planned to support the development of higher intensity land uses within the planning area. They include new sidewalks, bike lanes, crosswalks, parkway landscaping, fiber-optic cable, bus stops, and street trees.

FUTURE DEVELOPMENT

Approval of the proposed Specific Plan would not be accompanied by new development within the planning area. However, upon adoption of the Specific Plan, no construction, modification, addition, or placement of any building or structure may occur on any lot within the Specific Plan area that is not in conformity with the provisions of the Specific Plan.

Subsequent to Specific Plan adoption, individual development proposals in the planning area would be reviewed for compliance with the *North Business Park Specific Plan* prior to approval. Table ES-1 provides the evaluated maximum buildout that can be accommodated within each Specific Plan district at buildout.

**TABLE ES-1
EVALUATED MAXIMUM BUILDOUT**

District	Land Area (ac)	Residential Development (du)	Non-Residential Development	
			Land Use	Floor Area (sf)
Mixed Use Corsa District	15.56	301 ^a	Restaurants	6,780
			Office	80,000
			Subtotal	86,780
Mixed Use Lindero District	19.98	716	Office	115,790
Office District	10.79	—	Office	230,000
Design District South	9.93	—	Specialty Retail	89,085
			Retail	26,490
			Other Services ^b	59,240
			Subtotal	174,815
Design District North	19.80	—	Business Park	263,970
			Specialty Retail	99,470
			Subtotal	363,440
Mixed Use Cedarvalley District	8.96	—	Business Park	205,025
			Oaks Christian	83,936
			Res/Anc. ^c	288,961
			Subtotal	
Business Park East District	9.59	—	Business Park	129,559
Business Park West District	17.09	—	Business Park	242,047
Subtotal	128.63	1,017		1,631,392 sf
Existing Development in southern section ^e	71.37	—	—	2,039,291
Public Rights-of-Way	16.93	—		—
Total	200.00	1,017 du	—	3,670,683 sf
sf: square feet; ac: acres; du: dwelling unit ^a Assumes residential development on 80% of land area at a density of 18–25 du/ac ^b Other services include a pet hotel and spa, an animal hospital, a fitness studio, and a towing company. ^c Oaks Christian School will be using a portion of the business park space for onsite student housing and administrative space. The parcels obtained by Oaks Christian are located at 31255 and 31260 Cedarvalley Drive, respectively. ^d Total floor area of existing offices, business parks, and light industrial uses within the Focus Area. ^e No change to the Dole Headquarters, Four Seasons Hotel, Westlake Village Studios, Calvary Church, and Oaks Christian Middle and High Schools are expected; these uses are expected to remain in place and would continue to be subject to the City's Zoning Regulations. Source: Civic Solutions 2018.				

As shown, as many as 1,017 new dwelling units and over 3.67 million square feet of non-residential development may be accommodated within the Specific Plan area at buildout. This would include approximately 1.63 million square feet of non-residential development within the

Focus Area that is expected to replace existing development and over 2.0 million square feet of existing development that would remain in place at the southern section of the planning area. Thus, a decrease of approximately 389,698 square feet of non-residential development would occur.

Future development projects in the Specific Plan area that would replace existing land uses would result in environmental impacts, which would be attributed to the proposed Specific Plan.

PROJECT ALTERNATIVES

In accordance with Section 15126.6 of the State CEQA Guidelines, Section 5.0 of this Program EIR, Alternatives to the proposed Specific Plan, includes a discussion of feasible alternatives to the proposal and the comparative merits of the project alternatives. This EIR includes an evaluation of the following alternatives:

- **Alternative 1: No Project/No Development Alternative:** This alternative assumes that no new development would occur within the Specific Plan area and existing land uses and environmental conditions would remain the same indefinitely. This includes the retention of over 2.0 million square feet of hotel, office and institutional uses in the southern section of the planning area and the over 2.0 million square feet of existing office, business park, and industrial developments in the northern two-thirds of the planning area. In addition, this alternative assumes that no roadway or infrastructure improvements would be implemented in the planning area. With no change in existing conditions, this alternative would not meet any of the objectives for the proposed Specific Plan for reuse and revitalization of older developments and, over time, would lead to the deterioration of existing structures in the planning area.
- **Alternative 2: No Project/Existing Zoning Alternative:** This alternative assumes that the proposed Specific Plan would not be approved by the City and the Westlake Village Zoning Regulations would continue to regulate future development within the Specific Plan area. The Existing Zoning Alternative would allow development buildout under the current zoning designation of Business Park for the Focus Area. This alternative assumes the incremental development of parcels to maximum allowable development intensities. Estimates show that, under the current Business Park zoning, approximately 411,886 square feet of additional development can be accommodated in the Focus Area, except for the parcels on Cedarvalley Drive, where developments are now at or above maximum intensities.
- **Alternative 3: Reduced Development Capacity Alternative:** This alternative assumes that a lower development capacity would be accommodated under the proposed Specific Plan. This would essentially be made through a reduction in the allowable development intensity for each Specific Plan district. This alternative would allow for future development to include 1.34 million square feet of non-residential development (678,081 square feet less than the floor area of existing development) and 533 new dwelling units, which would be a reduction of 288,384 square feet of non-residential development and 484 fewer dwelling units than proposed in the Specific Plan. This alternative was developed specifically to reduce the significant and unavoidable impacts associated with the proposed Specific Plan.
- **Alternative 4: Reduced Planning Area Alternative:** This alternative proposes a revision to the boundaries of the planning area that would be regulated by the proposed Specific Plan. This alternative would include a smaller planning area and would exclude the southern parcels that are developed with newer land uses, the parcels along Cedarvalley

Drive (in the Mixed Use Cedarvalley District), and the parcels in the Business Park East and West Districts on Via Colinas. Under this alternative, the approximate 85-acre planning area would be bound by Lindero Canyon Road to the east, Thousand Oaks Boulevard to the north, and Via Colinas to the west and south. Future development would include 1,017 new dwelling units and 970,825 square feet of non-residential development, as anticipated in the proposed Specific Plan's Mixed Use Corsa, Mixed Use Lindero, Office, Design (South), and Design (La Baya) Districts.

Table ES-2 compares the various alternatives.

**TABLE ES-2
ALTERNATIVES COMPARISON**

Alternative	Land Area	New Residential Development (du)	Non-Residential Development in Focus Area	
			Land Use	Floor Area (sf)
Proposed Specific Plan	128.63 ac	1,017 du	Office, Retail, Light Industrial	1,631,392
Alternative 1: No Project/No Development	128.63 ac	0	Office, Business Park Light Industrial	2,021,089*
Alternative 2: No Project/Existing Zoning	128.63 ac	0	Business Park	2,432,975
Alternative 3: Reduced Development Capacity	128.63 ac	533 du	Office, Retail, Light Industrial	1,343,008
Alternative 4: Reduced Planning Area	85.00 ac	1,017 du	Office, Retail, Light Industrial	970,825
sf: square feet; ac: acres; du: dwelling unit				
* Existing development in Focus Area				

As required by CEQA, the environmentally superior alternative should be identified. If the No Project Alternative is selected as environmentally superior, then the EIR shall also identify another environmentally superior alternative among the other alternatives.

The analysis in Section 5.0 of this Program EIR shows that Alternative 1: No Project/No Development Alternative is environmentally superior because no changes to existing environmental conditions within the Specific Plan area or the City would occur. While no short-term construction impacts would occur, Alternative 1 would have greater impacts on GHG Emissions, Hazards and Hazardous Materials, and Hydrology and Water Quality when compared to the operational impacts of the proposed Specific Plan. Also, this alternative would not meet any of the objectives of the City for the reuse of older and underutilized parcels in the northern section of the City or for the revitalization of the planning area. In addition, the eventual deterioration of existing developments is expected over time.

Aside from the No Project/No Development Alternative, Alternative 3: Reduced Development Capacity Alternative would also be considered environmentally superior. This alternative would result in less development potential due to the reduced development intensities allowed in the planning area. It would also include Specific Plan goals and policies, standards and guidelines, and roadway and infrastructure improvements, along with the implementation of regulatory requirements and mitigation measures. Thus, this alternative would reduce the significant and unavoidable impacts of the proposed Specific Plan on Air Quality; GHG Emissions; and Population, Housing, and Employment.

While Alternative 3 represents the environmentally superior alternative because the significant and unavoidable impacts associated with the proposed Specific Plan would be reduced, this alternative would not completely avoid or reduce these impacts to less than significant levels. Impacts on Air Quality; GHG Emissions; and Population, Housing and Employment would still remain significant and unavoidable under Alternative 3, similar to the proposed Specific Plan.

ISSUES TO BE RESOLVED

Section 15123(b)(3) of the State CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. With respect to the proposed Specific Plan, the key issues to be resolved include decisions by the City of Westlake Village, as Lead Agency, as to:

- Whether any alternatives to the proposed Specific Plan would substantially lessen any of the significant impacts and still achieve most of the project objectives; and
- Whether the Specific Plan's benefits override the environmental impacts that cannot be feasibly avoided or mitigated to a level below significance.

AREAS OF CONTROVERSY

Section 15123(b)(2) of the State CEQA Guidelines indicates that an EIR summary should identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public.

During the scoping process for the EIR, the City received comments that identified environmental issues to be addressed in the EIR. This EIR has taken into consideration the comments received from the public, various agencies, and interested parties in response to the first Notice of Preparation (NOP) that was circulated on February 19, 2013, and the second NOP that was distributed on May 30, 2018. It also addresses comments raised during the Scoping Meeting held on February 26, 2013. These comments are summarized in Section 1.3, EIR Focus, of this EIR. Environmental issues that were raised in these comments are addressed in Section 4.0, Environmental Analysis, of this EIR.

At the time of the issuance of Notice of Availability (NOA) for the Draft Program EIR, areas of controversy include the potential increase in traffic congestion at nearby road intersections.

SUMMARY OF ENVIRONMENTAL IMPACTS

Future development that would be allowed under the proposed *North Business Park Specific Plan* would lead to potential environmental impacts. Planned roadway and infrastructure improvements that would be implemented under the proposed Specific Plan would also result in impacts and, at the same time, serve existing and future developments in the planning area. The proposed Specific Plan includes goals and policies, development standards, and design standards and guidelines that would reduce some of these impacts. Compliance with these goals and policies, development standards, and design standards and guidelines by individual development proposals would be reviewed by the City at the time of individual project applications.

In addition, individual development projects would need to comply with existing regulations imposed by the City, County, State agencies, federal agencies, and/or special districts as regulatory requirements (RRs). These are listed by environmental issue below:

Aesthetics and Visual Quality

- RR 4.1-1:** All proposed development in the City are subject to site plan and design review, as specified in Article 9 of the Westlake Village Municipal Code (Zoning Regulations), and applicable provisions of the Municipal Code, such as Design Standards (Chapter 9.15), Landscaping Standards (Chapter 9.16), Signs (Chapter 9.18); Oak Tree Preservation Standards (Chapter 9.21), Nonconforming Buildings and Uses (Chapter 9.22), Conditional Use Permits (Chapter 9.26), Variances (Chapter 9.27), Art in Public Places (Chapter 9.39), Property Maintenance (Chapter 4.8), Graffiti Removal (Chapter 4.7), and View Preservation (Chapter 4.11).

Air Quality

- RR 4.3-1** Construction projects must comply with the applicable regulatory requirements established by the South Coast Air Quality Management District (SCAQMD), including but not limited to Rule 1113 (Architectural Coatings), Rule 431.2 (Low Sulfur Fuel), Rule 403 (Fugitive Dust), Rule 402 (Nuisance Odors), and Rule 1186/1186.1 (Street Sweepers).
- RR 4.3-2** In accordance with the California Code of Regulations (Title 13, Chapter 10, Section 2485) and the California Air Resources Board's (ARB's) Airborne Toxic Control Measures (ATCM), large commercial, diesel-powered vehicles should not idle for more than five minutes.
- RR 4.3-3** Future development must comply with pertinent SCAQMD rules and regulations, including Regulation II and associated Rules 201, 202, and 203 for permits to construct and operate new equipment, Regulation IX for new stationary sources, Regulation X on National Emission Standards for Hazardous Air Pollutants (NESHAPS), Regulation XI for source specific standards, Regulation XIII for new source permits, Regulation XIV for toxic air contaminants (TACs), and Rule 2202 for Motor Vehicle Mitigation, as applicable.

Biological Resources

- RR 4.4-1:** Prior to ground disturbance for future development, a qualified Biologist should conduct nesting bird surveys in areas with suitable habitat prior to all construction or site-preparation activities that would occur during the nesting and breeding season of native bird species (typically March 1 through August 15). The survey area should include all potential bird nesting areas within 200 feet of any disturbance. The survey shall be conducted no more than three days prior to the start of ground disturbance activities (i.e., grubbing or grading).

If active nests of bird species protected by the Migratory Bird Treaty Act (MBTA) and/or the California Fish and Game Code (which, together, apply to all native nesting bird species) are present in the impact area or within 200 feet of the impact area, a temporary buffer fence shall be erected a minimum of 200 feet around the nest site. This temporary buffer may be greater or lesser depending on the bird species and type of disturbance, as determined by the Biologist and/or applicable regulatory agency permits.

Clearing and/or construction within temporarily fenced areas should be postponed or halted until juveniles have fledged from the nest and there is no evidence of a second nesting attempt. The Biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

RR 4.4-2: Prior to any fill of or alteration to jurisdictional resources—including drainage tributaries, wetlands, and/or riparian vegetation—appropriate regulatory agency permits and/or agreements from the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the Los Angeles Regional Water Quality Control Board (RWQCB) should be obtained. The project applicant/developer shall comply with the conditions and mitigation measures specified in the regulatory agency permits and/or agreements in order to ensure no net loss in biological resource values.

RR 4.4-3: In compliance with the City's Oak Tree Preservation Standards (Westlake Village Municipal Code, Chapter 9.21), prior to vegetation clearing or grading, tree surveys must be performed to determine if any protected oak trees are located within disturbance areas. If protected oak trees would be affected, the project applicant/developer shall obtain an Oak Tree Permit from the City pursuant to the City's Oak Tree Preservation Standards and shall comply with the conditions of the permit the replacement of trees to be removed; protection of oak trees remaining on site; and/or maintenance of oak trees on the property.

Cultural Resources

RR 4.5-1: If human remains are encountered during excavation activities, all work must cease; and the County Coroner must be notified in accordance with Section 7050.5 of the California Health and Safety Code. The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the California Public Resources Code. The MLD will make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation will be followed if feasible, and may include scientific removal and non destructive analysis of the human remains and any items associated with Native American burials. If the landowner rejects the recommendations of the MLD, the landowner will have to rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code, Section 5097.98).

Geology and Soils

RR 4.6-1 All development projects in the City must comply with the City's Building Code, which adopts the County's Building Code, and, in turn, adopts the California Building Code (CBC). All development must also comply with any applicable

ordinances set forth by the City, or the most recent County building and seismic codes in effect at the time the grading and building plans are approved.

- RR 4.6-2** In accordance with the CBC and the County's Building Code, every application for a development permit must include, among other things, an engineering geologic report, supplemental ground-response report, and/or geotechnical report that has been conducted in compliance with the published guidelines and prepared by registered professionals (California Registered Civil Engineer or Certified Engineering Geologist). Recommendations of the report, as they pertain to structural design and construction recommendations for earthwork, grading, slopes, foundations, pavements, and other necessary geologic and seismic considerations, must be incorporated into the design and construction of the proposed development.

Greenhouse Gas Emissions

- RR 4.7-1:** All new developments must be built in accordance with the Title 24 Building Efficiency Standards and the Title 24 Green Building Standards Code (CalGreen Code). These include standards for energy-efficient appliances, renewable energy, graywater systems, water-efficient plumbing fixtures, construction waste management, recycling and recycled materials, equipment and systems testing and operations, building design, insulation, flooring and framing, and other applicable standards.

Hazards and Hazardous Materials

- RR 4.8-1:** Hazardous material users and hazardous waste generators must comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation and which governs the transport of hazardous materials, such as gasoline, contaminated soil, asbestos, or lead-containing materials. Vehicles transporting hazardous waste materials are required to comply with this regulation, as implemented by the California Department of Transportation (Caltrans). Hazardous material transporters shall also obtain a Hazardous Materials Transportation License, as required under the California Vehicle Code.
- RR 4.8-2:** Hazardous material users and hazardous waste generators must comply with the Resource Conservation and Recovery Act (RCRA) on the generation, transportation, treatment, storage, and disposal of hazardous wastes; the management of non-hazardous solid wastes; and underground tanks storing petroleum and other hazardous substances. Compliance with this Act also includes corrective action by the owner or operator of a leaking underground storage tank (LUST) or clean up of an LUST to reduce hazards associated with ground and water contamination by tank leaks, spills or accidental releases.
- RR 4.8-3:** Hazardous waste generators must comply with the California Hazardous Waste Control Act, which regulates facilities that generate or treat hazardous wastes. Permits for individual facilities allow the Department of Toxic Substances Control (DTSC) and/or the Certified Unified Program Agency (CUPA) to inspect the facilities for compliance and to enforce the provisions of the Act.

- RR 4.8-4:** Hazardous material users and hazardous waste generators must comply with the regulations of the Los Angeles County Fire Department, which serves as the designated CUPA and which implements the State and federal regulations for the:
- Hazardous Waste Generator Program,
 - Hazardous Materials Release Response Plans and Inventory Program,
 - California Accidental Release Prevention Program (CalARP),
 - Aboveground Storage Tank (AST) Program, and
 - Underground Storage Tank (UST) Program.
- RR 4.8-5:** Hazardous material users must comply with CalARP, which requires stationary sources that utilize hazardous materials exceeding a threshold quantity to develop and submit a risk management plan that addresses the potential impacts of accidental releases of hazardous materials, along with reducing hazards through prevention, response and remediation measures.
- RR 4.8-6:** In accordance with the California Code of Regulations (Title 8, Section 1541), persons planning new construction, excavations, and new utility lines within 10 feet or crossing existing high pressure pipelines, natural gas/petroleum pipelines, electrical lines greater than 60,000 volts, and other high priority lines are required to notify the owner/operator of the line and must identify the locations of subsurface lines prior to any ground disturbance for excavation. Coordination, approval, and monitoring by the owner/operator of the line must be made to avoid damage to high priority lines.
- RR 4.8-7:** Demolition and rehabilitation activities must comply with the South Coast Air Quality Management District's (SCAQMD's) Rule 1403, which provides guidelines for the proper removal and disposal of asbestos-containing materials. In accordance with Rule 1403, prior to the demolition, renovation, rehabilitation or alteration of structures that may contain asbestos, an asbestos survey shall be performed by a Certified Asbestos Consultant (certified by the California Occupational Safety and Health Administration [CalOSHA]) to identify building materials that contain asbestos. Removal of the asbestos shall then include prior notification of the SCAQMD and compliance with removal procedures and time schedules; asbestos handling and clean-up procedures; and storage, disposal, and landfilling requirements under this rule.
- RR 4.8-8:** All demolition or construction activities must comply with the California Health and Safety Code (Section 39650 et seq.) and the California Code of Regulations (Title 8, Section 1529), which prohibit emissions of asbestos from asbestos related demolition or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for the release of asbestos fibers; and require notice to federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos.
- RR 4.8-9:** All demolition that could result in the release of lead must be conducted according to the California Code of Regulations (Title 8, Section 1532.1) regarding the removal of lead-based paint or other materials containing lead, which must be performed and monitored by contractors with appropriate certifications from the California Department of Health Services.

- RR 4.8-10:** Hazardous air pollutant generators must comply with SCAQMD Regulations X and XIV, which include regulations for toxic and hazardous air pollutant emissions. Regulation X adopts the National Emission Standards for Hazardous Air Pollutants (NESHAPS) and Regulation XIV specifies the limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new, modified, or relocated stationary sources that emit toxic air contaminants. The rule includes specific limits for MICR, chronic HI, and acute HI that need to be met before a permit to construct/operate is approved for new stationary sources that would be located within 1,000 feet of an existing school or a school under construction.
- RR 4.8-11:** In compliance with the City's General Hazard Ordinance (Chapter 3.4 of the City's Municipal Code), persons in charge of a facility are responsible for the containment and clean up any unauthorized discharge of a hazardous material. As enforced by the City, a violation of this ordinance is considered a misdemeanor.
- RR 4.8-12:** The City will continue to implement its Multi-Jurisdictional Hazard Mitigation Plan for the protection of life and property from an earthquake, wildfire, windstorm, landslide, flood, and acts of terrorism. The Plan includes local mitigation strategies that would reduce risks and prevent loss from future hazard events.

Hydrology and Water Quality

- RR 4.9-1:** Prior to construction on sites of one acre or more, the Contractor must prepare and file a Permit Registration Document (PRD) with the State Water Resources Control Board in order to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No 2009-009-DWQ, NPDES No. CAS000002) or the latest approved Construction General Permit. The PRD consists of a Notice of Intent (NOI); a Risk Assessment; a Site Map; a Storm Water Pollution Prevention Plan (SWPPP); an annual fee; and a signed certification statement. Pursuant to permit requirements, the project applicant/developer must develop and incorporate Best Management Practices (BMPs) for reducing or eliminating construction-related pollutants in site runoff.
- RR 4.9-2:** In accordance with the CalGreen Code, a SWPPP must be prepared prior to construction on sites less than one acre. The contractor shall implement the construction BMPs outlined in the SWPPP. In addition, the Code includes building standards for storm water pollution control (i.e., grading and paving, gray water systems, storm water management) and water conservation (i.e., water efficient plumbing fixtures), among others.
- RR 4.9-3:** Future development must comply with the requirements of the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit and Waste Discharge Requirements (Order No. R4-2012-0175) issued to the County of Los Angeles and cities in the County (except Long Beach), the Malibu Creek EWMP, and City regulations. New development and redevelopment projects shall implement storm water control measures for construction, including select BMPs for all construction sites (including those less than one acre). Permanent on-site BMPs that include storm water management practices, source-control BMPs for commercial and industrial facilities; and compliance with set performance criteria shall be identified

in a Stormwater Mitigation Plan that is prepared for each project and approved during the development permit process.

- RR 4.9-4:** Future industrial land uses that discharge into the local storm drain must comply with the Los Angeles Regional Water Quality Control Board's (RWQCB's) Industrial Storm Water General Permit (Order No. 2014-0057-DWQ and amendments) or obtain an individual permit from the Los Angeles RWQCB for discharges of storm water associated with industrial activities. This permit requires an NOI, an SWPPP, and annual reports through the Storm Water Multiple Application and Report Tracking System (SMARTS), along with the implementation of required BMPs and storm water monitoring and sampling protocols to monitor 303(d) impairments (since the planning area drains into Malibu Lagoon, Malibu Creek, Malibu Lake, and Triunfo Creek, which are all impaired water bodies) and for compliance with established Numeric Action Levels (NALs). In addition, Exceedance Response Actions must be prepared when an NAL is exceeded.
- RR 4.9-5:** Land uses and activities within the City must comply with Chapters 3.5 and 5.5 of the City's Municipal Code. These City regulations serve to protect flood control, storm drain, and water conservation facilities from damage and prohibit illicit discharges and connections to the storm drain system. Refuse, rubbish, garbage, discarded or abandoned objects, landscape debris, wash water, wastewater, hazardous materials, and other discharges from gas stations, auto repair shops, mobile commercial and industrial operations, machinery and equipment, and swimming pools are not allowed in the storm drain system.
- RR 4.9-6:** Construction activities that will result in discharges of groundwater and dewatering activities that could result in discharges to surface waters must comply with the effluent limitations, discharge prohibitions, receiving water limitations, and other provisions outlined in the Los Angeles RWQCB's Order No. R4-2013-0095. This ordinance requires that a Notice of Intent (NOI) be filed with the Los Angeles RWQCB prior to dewatering activities. The Los Angeles RWQCB reviews the NOI and the proposed discharge; authorizes the discharge; and prescribes an appropriate monitoring and reporting program.

Land Use and Planning

- RR 4.10-1:** All proposed land uses and development in the City must comply with the Westlake Village General Plan, which serves as the primary land use policy document for the City. Consistency with the goals, policies, and programs of the Westlake Village General Plan, as amended, shall be required for future development projects.
- RR 4.10-2:** Development projects must comply with the City's Zoning Regulations, including applicable development standards and design guidelines for the development of individual parcels. Upon approval of the changes to the Zoning Regulations that would occur concurrent with the Specific Plan approval, future development in the Specific Plan area shall comply with Specific Plan No. 2 - North Business Park Specific Plan, as adopted.

Noise

- RR 4.12-1:** Construction activities must comply with Chapter 4.4 of the City of Westlake Village's Municipal Code, which limits noise-generating construction-related activities to occur only between the hours of 7:00 AM and 7:00 PM Monday through Friday and between the hours of 8:00 AM and 5:00 PM on Saturdays. Construction is prohibited on Sundays and major holidays.
- RR 4.12-2:** Existing and future development must comply with the noise standards in the City's General Plan.
- RR 4.12-3:** Residential development must comply with Title 24, Chapter 12 of the California Building Code, which requires that residential structures other than detached single-family dwellings be designed such that the interior Community Noise Equivalent Level (CNEL) shall not exceed 45 A-weighted decibels (dBA) in any habitable room.

Population, Housing and Employment

- RR 4.13-1:** In accordance with the State Relocation Assistance Act, public agencies (such as the City) must provide adequate notice, fair compensation, and housing and business relocation assistance when a displacement of residents, households, businesses, or tenants occurs as part of their activities.

Public Services

- RR 4.14-1:** Existing and future development must comply with the County Building Code, County Fire Code, and regulations of the County Fire Department, which have been adopted by the City, and include standards for building construction that would prevent the creation of fire hazards and facilitate emergency response. These standards specify site design and building material and construction that would reduce the demand for fire protection services and facilitate emergency response and evacuation. Building plans are reviewed and structures regularly inspected by the County Fire Department and the Los Angeles County Building and Safety Department for compliance with applicable fire safety, emergency access, and fire flow standards.
- RR 4.14-2:** In compliance with Section 65995 of the California Government Code (Senate Bill [SB] 50), prior to approval of a development project, the property owner/developer must pay applicable school impact fees to the Las Virgenes Unified School District.

Transportation

- RR 4.16-1:** In accordance with the City's Arterial System Financing Program, future development must pay development impact fees to cover their fair share costs for arterial street system improvements that are necessary to accommodate increases in traffic volumes from individual projects. Future development shall also pay a traffic signalization and capital improvement fee for needed traffic signals.
- RR 4.16-2:** Future development must include the provision of traffic control devices in compliance with the Manual for Uniform Traffic Control Devices (MUTCD) to ensure traffic safety on public streets, highways, pedestrian walkways, or

bikeways. The MUTCD includes standards for signs, markings, and traffic control devices needed to promote pedestrian and vehicle safety and traffic efficiency. The standards include temporary traffic controls during construction; traffic controls for school areas; and traffic controls for highway-rail/light rail transit grade crossings. If construction would be located on or near California Department of Transportation (Caltrans) right-of-way, the project applicant/developer shall provide a copy of the Traffic Control Plan for the project to Caltrans for review and approval.

- RR 4.16-3:** Construction work on public rights-of-way must be performed in accordance with the Standard Specifications for Public Works Construction (Greenbook), which contain standards for maintenance of access, traffic control, and notification of emergency personnel.
- RR 4.16-4:** New development with at least 25,000 square feet of gross floor area that includes non-residential land uses must comply with the City's Transportation Demand and Trip Reduction Measures (Chapter 9.37 Westlake Village Municipal Code), which require the provision of a bulletin board, display case, or kiosk displaying transportation information (i.e., public transit routes, ridesharing information, bicycle route maps); preferential parking spaces for carpool/vanpool vehicles; loading/unloading zone; bicycle racks; sidewalks or designated pathways; and/or bus stop improvements, depending on the size of development.
- RR 4.16-5:** Future developments are subject to review and approval by the Los Angeles County Fire Department for the provision of adequate emergency access and evacuation routes.
- RR 4.16-6:** When a proposed development will add 50 or more trips to either the AM to PM weekday peak hours to a CMP arterial monitoring intersection, the development must comply with the Congestion Management Program (CMP) requirements for the preparation of Traffic Impact Analysis, which provides a consistent methodology for determining background traffic conditions, trip generation, and trip distribution; analyzing impacts; and identifying, evaluating, and implementing mitigation.
- RR 4.16-7:** Future development and other public projects must comply with the CalGreen Code, including requirements for the provision of bicycle parking, electric vehicle charging stations, preferential carpool/vanpool/electric vehicle spaces, among other sustainable practices, as may be applicable to individual projects.

Utilities and Service Systems

- RR 4.18-1:** All water, sewer, and other utility infrastructure lines and facilities must be constructed in compliance with the applicable regulations set forth in the City's Municipal Code, which adopts the County's Building Code and in turn, incorporates by reference the California Building Code, the California Plumbing Code, the California Electrical Code, and the California Mechanical Code. In addition, the construction of water and sewer system facilities shall comply with the City's and the Las Virgenes Municipal Water District's (LVMWD's) plans and specifications for potable and recycled water, and sewer lines.
- RR 4.18-2:** All new construction requiring water and sewer services, must comply with pertinent regulations in the LVMWD Code regarding the prevention and elimination

of leaks; the use of water-efficient appliances; water waste prohibition; water conservation for landscape irrigation; and water use reductions during a water shortage. Water conserving fixture installations are subject to compliance inspections prior to the issuance of final occupancy permits.

- RR 4.18-3:** In compliance with the CalGreen Code, development projects must comply with the standards for energy-efficient appliances, renewable energy, graywater systems, water-efficient plumbing fixtures, construction waste management, recycling and recycled materials, equipment and systems testing and operations, building design, insulation, flooring and framing, and other applicable standards. Beyond the standards, increased energy and water conservation measures may be implemented on a voluntary basis.
- RR 4.18-4:** All development projects in the City must comply with the City's Sanitary Sewers and Industrial Waste Ordinance (Chapter 5.2 of the Municipal Code), which outlines the standards for the proper maintenance of sewer lines and facilities, along with the need for permits for discharges into the sewer system. No discharges or connections to the trunk sewers of the LVMWD are allowed if the discharges or connections will admit wastes that do not comply with the wastewater discharge requirements of the LVMWD. Pre-treatment is required for specific industrial wastes prior to discharge into the sewer system, in accordance with the LVMWD Code.
- RR 4.18-5:** Development projects in the City must pay connection fees and bimonthly sewer charges to the LVMWD to obtain sewage treatment services and to allow the LVMWD to maintain, improve, or expand its sewer treatment facilities and infrastructure.
- RR 4.18-6:** All development projects in the City must comply with the City's Integrated Waste Management Ordinance (Chapter 5.3 of the Municipal Code), which requires that a minimum number and size of solid waste, recyclable, and green waste containers be provided for residential, commercial, and industrial properties. The ordinance prohibits the disposal of wastes on public and private properties, unless the wastes are stored in receptacles and subject to regular collection, recycling, and/or landfill disposal. The collection, removal, and disposal of solid wastes shall only be made by authorized haulers who are also required to offer recyclable and green waste collection programs. Scavenging, waste burning, and burying of solid wastes are prohibited.
- RR 4.18-7:** Future development projects must prepare a waste management plan to comply with the CalGreen Code, which requires the diversion of at least 65 percent of construction and demolition waste tonnage, including concrete and asphalt demolition wastes. The waste management plan shall be submitted to the City as part of the building or demolition permit; implemented during construction; and a completed waste management plan shall be submitted to the City after construction that shows actual data on tonnage of materials recycled and diverted.
- RR 4.18-8:** Future development projects must comply with Title 24 of the California Code of Regulations in effect at the time of application for building permits. Title 24 Building Energy Efficiency Standards covers the use of energy efficient building systems, including ventilation, insulation, and construction and the use of energy-saving appliances, conditioning systems, water heating, and lighting; the CalGreen Code

requires energy efficiency and conservation in new residential and non-residential projects.

Mitigation measures (MMs) have been developed to avoid or reduce significant adverse impacts of the proposed Specific Plan. Table ES-3 summarizes the potentially significant environmental effects that may occur with implementation of the proposed Specific Plan as associated with future development and infrastructure improvements that would be allowed under the Specific Plan. MMs to reduce these impacts are listed in the second column and the level of significance after implementation of the MMs is provided in the third column.

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
Section 4.3 Air Quality		
Future development under the proposed Specific Plan has not been accounted for in the Air Quality Management Plan.	N/A	Significant and Unavoidable Impact
Construction emissions from future development and roadway and infrastructure improvements could exceed SCAQMD thresholds and would add to existing air quality violations in the South Coast Air Basin and affect sensitive receptors.	<p>MM 4.3-1: The City shall require Project Applicant/Developer to provide a quantification of construction-related emissions for each development proposal and if the emissions exceed the SCAQMD's construction thresholds, construction-related measures that would reduce these emissions to less than the SCAQMD thresholds shall be put into the development's contract specifications and implemented during construction. Depending on the pollutants that exceed thresholds, these measures may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Submit a traffic control plan or haul route plan that reroutes construction trucks away from congested streets or sensitive receptors. • Use coatings with volatile organic compound (VOC) that comply with the SCAQMD's Super Compliant Paints (<10 grams/liter of coatings). • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export). If the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained, the lead agency shall require the use of trucks that meet U.S. Environmental Protection Agency (USEPA) 2007 model year nitrogen oxide (NOx) and particulate matter (PM) emissions requirements. • Require all on-site construction equipment to meet USEPA Tier 3 or higher emissions standards. In addition, all construction equipment shall be outfitted with ARB-certified best available control technology (BACT) devices. Any emissions-control device used by the Contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by ARB regulations. 	Significant and Unavoidable Impact

TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	<ul style="list-style-type: none"> Commercial electric power shall be used at the construction site to avoid or minimize the use of portable gas/ diesel-powered electric generators and equipment. Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set). On-site equipment shall not be left idling when not in use. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors. 	
	<p>MM 4.3-2: Future development projects that would result in trip generation, number of residential units, or non-residential floor area that would exceed the permitted development in the Specific Plan and vary from the assumptions used in the analysis in this Program EIR shall have operational-related air quality impacts analyzed using the latest available emissions estimation model, or other analytical method determined in conjunction with the SCAQMD. The analyses shall include mitigation to reduce incremental emissions to below SCAQMD thresholds, as necessary.</p>	Less Than Significant Impact After Mitigation
	<p>MM 4.3-3: Future development that is inconsistent with these recommended buffer distances (siting criteria), as contained in ARB's 2005 Air Quality and Land Use Handbook: A Community Health Perspective, shall prepare a site-specific health risk assessment to demonstrate a less than significant impact to sensitive receptors. In addition, future development shall implement the following measures to minimize exposure of sensitive receptors and sites to health risks related to air pollution:</p> <ol style="list-style-type: none"> Site plan designs shall provide appropriate setback and/or design features that reduce TACs at the source. Project Applicants/Developers shall incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize TAC impacts to sensitive receptors. 	Less Than Significant Impact After Mitigation

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	3. Activities involving idling trucks shall be oriented as far away from and downwind of existing or proposed sensitive receptors, as feasible.	
Section 4.4 Biological Resources		
Special status plant and animal species have potential to occur in the northeastern section of the planning area and ground disturbance in this area may impact sensitive species.	MM 4.4-1: Prior to ground disturbance or vegetation clearing on the slopes behind the developments along Corsa Avenue, a qualified Biologist shall conduct a habitat assessment to check if suitable habitat is present for any special status plant or wildlife species. If potentially suitable habitat is present, the Biologist shall perform the appropriate focused surveys to determine the presence or absence of special status species. If no special status species are observed, construction may proceed. If any special status species are identified on the site, then appropriate avoidance and/or mitigation measures shall be implemented, as approved by the resource agencies and subject to the necessary permits under the Federal Endangered Species Act, the California Endangered Species Act, the California Fish and Game Code, and other applicable regulations. Compensation for significant impacts to special status species and their habitats shall be mitigated at a ratio of no less than one to one (e.g., one acre restored for every acre impacted).	Less Than Significant Impact after Mitigation
Section 4.5 Cultural Resources		
Future development and roadway and infrastructure improvements under the Specific Plan may disturb or destroy unknown historical, archaeological and paleontological resources.	MM 4.5-1: Prior to the issuance of any demolition or building permits that may affect structures 50 years of age or older, a qualified Architectural Historian shall be retained and shall conduct an assessment to determine the historical significance of the structure(s) and/or site(s). If it is determined that an existing structure has the potential to be a historic resource, and that the structure may be directly or indirectly impacted by a proposed development project, then additional CEQA evaluation shall be conducted as required. The CEQA evaluation shall include a historic evaluation to determine eligibility for listing on the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or a local designation, as determined by the Architectural Historian. Project Applicants/Developers shall ensure that, to the maximum extent possible, direct or indirect impacts to any known properties that are deemed eligible for inclusion in the National Register of Historic Places (NRHP), the California Register of Historic	Less Than Significant Impact after Mitigation

TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	<p>Resources (CRHR), or a local designation be avoided and/or preserved consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Weeks and Grimmer 1995). Should avoidance and/or preservation not be a feasible option, a qualified Architectural Historian shall develop a mitigation program that may include, but not be limited to facade preservation and monumentation. Properties are not equally significant, and some retain more significance than others. Therefore, prior to development decisions, a qualified Architectural Historian shall be retained to evaluate the circumstance regarding the property and planned development and to make management decisions regarding documentation of the property.</p> <p>MM 4.5-2: Prior to the start of ground disturbance activities in the planning area, a qualified Archaeologist shall be retained and shall be present at the pre-grade conference to inform all construction personnel of established procedures for and timing of archaeological resource surveillance; and, in cooperation with the Project Engineer/Contractor, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts, as appropriate.</p> <p>Should archaeological resources be discovered, the qualified Archaeologist shall come to the construction site and must first determine whether an archaeological resource uncovered during construction is a "unique archaeological resource" pursuant to Section 21083.2(g) of the California Public Resources Code (PRC) or a "historical resource" pursuant to Section 15064.5(a) of the State CEQA Guidelines. If the archaeological resource is determined to be a "unique archaeological resource" or a "historical resource", the Archaeologist shall formulate a mitigation plan in consultation with the City that satisfies the requirements of PRC Section 21083.2 and Section 15064.5 of the State CEQA Guidelines.</p> <p>Work may proceed in other areas of the site, subject to the direction of the Archaeologist. These actions, as well as final mitigation and disposition of the resources, shall be subject to City approval.</p>	

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	<p>If the Archaeologist determines that the archaeological resource is not a "unique archaeological resource" or "historical resource," s/he shall record the site and submit the recordation form to the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC). The Archaeologist shall prepare a report of the results of any study prepared as part of a testing or mitigation plan following accepted professional practice and the guidelines of the California Office of Historic Preservation. Copies of the report shall be submitted to the City and to the CHRIS at the SCCIC at California State University, Fullerton.</p> <p>Based on the significance of the find, the Archaeologist shall subsequently monitor and observe grading activities and identify, evaluate, recover, and catalogue archaeological resources discovered during monitoring.</p> <p>MM 4.5-3: Prior to the start of ground disturbing activities, a qualified Paleontologist shall be retained to monitor excavations that extend into sensitive rock formations (i.e., Older Alluvium, Topanga Formation, and Monterey Formation rocks). The schedule and extent of monitoring activities shall be established by the Supervising Paleontologist in coordination with the Contractor and the City at a pre-grade meeting. It shall be the responsibility of the Supervising Paleontologist to demonstrate, to the satisfaction of the City, the appropriate level of monitoring necessary based on the on-site soils and final grading plans, when available.</p> <p>All paleontological work to assess and/or recover a potential resource at the project site shall be conducted under the direction of the qualified Paleontologist. If a fossil discovery occurs during grading operations when a Paleontological Monitor is not present, grading shall be diverted around the area until the Monitor can survey the area. Any fossils recovered during site development, along with their contextual stratigraphic data, shall be donated to the City of Westlake Village or, at the discretion of the City, to the County of Los Angeles or other appropriate institution with an educational and research interest in the materials. The Paleontologist shall prepare a report of the results of any findings as part of a testing/mitigation plan following accepted professional practice.</p>	

TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potentially Significant Impacts	Mitigation Measures	Impact Significance
Section 4.7 Greenhouse Gas Emissions		
Future development under the Specific Plan has the potential to make a cumulatively considerable contribution to global GHG emissions.	MM 4.7-1: Prior to the issuance of each occupancy permit, the project applicant/developer shall submit for approval to the City of Westlake Village Planning Department a plan for the future building manager to provide educational information to all tenants and employees regarding, (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) mobile source emission reduction techniques, such as use of Transportation Demand Management (TDM) programs, alternative modes of transportation, and zero- or low-emission vehicles; and (4) recycling services. The plan shall require the provision of this information upon initial tenancy and initial employment and shall be repeated annually or more frequently.	Significant and Unavoidable Impact
Section 4.8 Hazards and Hazardous Materials		
There is a potential that past and existing land uses that utilized hazardous materials may have led to soil and/or groundwater contamination.	MM 4.8-1: Prior to new development on parcels in the Specific Plan area that historically or currently utilize hazardous materials or generate hazardous wastes, the City shall require the property owner to prepare a Phase I Environmental Site Assessment (ESA) to determine the potential for soil and/or groundwater contamination from past land uses. In accordance with the recommendations of the Phase I ESA, additional evaluation and testing shall be completed by the property owner to confirm the presence or absence of hazardous materials contamination, if specified in the report. If the results of the testing show that chemical levels are present below regulatory levels, proposed development may proceed accordingly. Otherwise, remediation and/or removal of the contamination shall be completed prior to development if chemical levels are above regulatory standards. Remediation shall be conducted with the oversight of applicable regulatory agencies such as the Los Angeles County Fire Department, the SCAQMD, the California Department of Toxic Substances Control (DTSC), and/or the U.S. Environmental Protection Agency in compliance with established maximum contaminant levels (MCLs).	Less Than Significant Impact after Mitigation

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
Section 4.13 Population, Housing and Employment		
The increase in population and housing under the proposed Specific Plan has not been accounted for in regional growth forecasts.	N/A	Significant and Unavoidable Impact
Section 4.12 Noise		
Construction noise and vibration impacts may exceed City standards and affect adjacent land uses.	<p>MM 4.12-1: Prior to issuance of demolition, grading, or building permits for future development or roadway and infrastructure projects, the project applicant/developer shall submit a noise mitigation plan to the Planning Department that shows compliance with the City's Noise Ordinance and noise standards and that calls for the implementation of the following noise-reduction measures, which shall be included as requirements on the construction plans and specifications:</p> <ul style="list-style-type: none"> • During all demolition, excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. • The construction contractor shall place noise-generating stationary construction equipment as far as feasible from noise-sensitive receptors (i.e., schools and residences) and so that emitted noise is directed away from the noise-sensitive receptors. • When feasible, the construction contractor shall locate equipment and materials staging in areas that will provide the greatest distance between staging area noise sources and noise sensitive receptors. • The construction contractor shall limit all construction-related activities that would result in high noise levels, according to the construction hours set forth in the Municipal Code. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction activities. To the extent feasible, haul routes shall not pass noise-sensitive land uses or residential dwellings. 	Less Than Significant Impact After Mitigation

TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	<p>MM 4.12-2: Prior to the issuance of demolition, grading or building permits for future development projects, project applicants/developers shall submit evidence to the Planning Department the implementation of the following noise-reduction measures, which shall be included as requirements on the construction plans and specifications:</p> <ul style="list-style-type: none"> • If the construction site boundary is closer than 175 feet to a residence or school, or if the center of the construction site is closer than 250 feet to a residence or school, the project plans or specifications shall include measures to reduce noise from mobile equipment to meet the standards in the General Plan. Measures may include, but not be limited to, the provision of noise barriers and the use of quieter equipment. • If stationary equipment will be operated for more than ten days, the project plans or specifications shall include measures to reduce noise from stationary equipment to meet the standards in the General Plan. <p>MM 4.12-3: Prior to the issuance of demolition, grading or building permits for projects that require pile driving or blasting, the project applicant/developer shall submit a Noise Study (for pile driving) or a Blasting Plan that demonstrates that noise levels would meet City standards. Pile driving mitigation could include, but not be limited to equipment noise limits; the use of cushion blocks; installation of noise barriers and blankets; and alternate methods of pile installation. The Blasting Plan, in addition to specifying charge weight, blast frequency, blast duration, and anticipated noise levels, shall include a public information program for adjacent land uses. In addition, the project applicant/developer shall submit a Vibration Study that demonstrates that vibration impacts would not cause structural damage or detrimentally affect the operators or customers of adjacent places of business. The Project Applicant/Developer shall submit evidence to the City that the noise- and vibration-reduction measures in the Noise Study/Blasting Plan and Vibration Study are stated as requirements on the construction plans and specifications.</p>	

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
Future development may be exposed to noise levels exceeding City standards.	<p>MM 4.12-4: Prior to the issuance of building permits for future development with a residential component, the project applicant/developer shall submit a detailed Acoustical Study that describes and quantifies the noise sources impacting residential areas; the amount of outdoor-to-indoor noise reduction provided in the architectural plans; and any upgrades required to meet the California Building Code interior noise standards (i.e. 45 dBA CNEL in habitable rooms, see RR 4.12-3). The measures described in the Study shall be incorporated into the architectural plans for the development and shall be implemented with building construction.</p> <p>MM 4.12-5: Prior to the issuance of building permits for non-residential land uses, the project applicant/developer shall either (1) submit an Acoustical Study based on measurements or modeling showing that the proposed land use would be in the "Clearly Acceptable" noise exposure zone, as defined in the Land Use Compatibility matrix in the City's General Plan or (2) if the proposed land use would not be in the "Clearly Acceptable" noise exposure zone, submit an acoustical study including architectural plans, describing and quantifying the noise sources impacting the proposed building(s) and the amount of noise reduction provided by site design and/or architectural features. The noise-attenuation measures described in the Study shall reduce noise exposure to "Clearly Acceptable" levels as contained in the City's General Plan and shall be incorporated into the site plan and architectural plans for the buildings and implemented with building construction.</p>	Less Than Significant Impact After Mitigation
On-site stationary sources, including HVAC systems, mechanical equipment, loading dock activity, and entertainment noise have the potential to result in noise impacts to adjacent on-site and off-site uses.	<p>MM 4.12-6: Prior to the issuance of building permits for future development projects, the project applicant/developer shall submit an Acoustical Study analyzing the impacts of on-site noise sources. The Study shall utilize noise data provided by the manufacturer(s) of the equipment that would be utilized by the project or noise measurements from substantially similar equipment to estimate noise levels at noise-sensitive uses (on and off the site). Compliance with the City's Noise Ordinance and General Plan noise standards shall be demonstrated, and any measures required to meet the noise standards shall be described and incorporated into the building plans. These measures may include, but are not limited to, selection of quiet models; construction of barriers; equipment enclosures; and</p>	Less Than Significant Impact After Mitigation

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	placement of the equipment. The project applicant/developer shall submit evidence to the City that the noise-reduction measures are stated as requirements on the construction plans and specifications.	
Section 4.15 Parks and Recreation		
Future residential development under the proposed Specific Plan would generate a demand for parks and recreational facilities.	MM 4.15-1: Future residential developments within the Mixed Use Corsa and Mixed Use Lindero Districts shall provide a minimum of 100 square feet of common open space per dwelling unit and a minimum of 50 square feet of private open space per dwelling unit, as required by the North Business Park Specific Plan.	Less Than Significant Impact After Mitigation
Section 4.16 Transportation		
<p>With the addition of vehicle trips from future development to existing traffic volumes, one intersection in the City of Westlake Village would operate at a level of service (LOS) D and exceed the thresholds set by the City. This same intersection would operate at LOS D in Year 2040 with the Specific Plan and the increase in delay or V/C ratio exceed the thresholds set by the City</p> <ul style="list-style-type: none"> Thousand Oaks Boulevard/Corsa Avenue 	<p>MM 4.16-1: The City shall monitor the intersection operations at the Corsa Avenue/Thousand Oaks Boulevard intersection, and when determined to be necessary, shall construct street improvements to prohibit northbound left-turns from Corsa Avenue to Thousand Oaks Boulevard. Motorists from Corsa Avenue destined to westbound Thousand Oaks Boulevard would be directed to make U-turn movements at the median break for the Westlake Village Community Park/future YMCA Recreation Center just east of Corsa Avenue. The median area would also be redesigned to physically preclude this left-turn movement (in addition to prohibitive signage).</p> <p>MM 4.16-2: The City shall implement various transportation system management (TSM) measures to enhance the capacity of the existing roadway system. The TSM measures shall include, but not be limited to:</p> <ul style="list-style-type: none"> Intersection and signal timing improvements through installation of more advanced traffic signal controllers and corresponding hardware and software Bottleneck removal programs Data collection to monitor system performance (e.g., through installation of closed circuit television cameras at select locations) Special event management strategies. 	Less Than Significant Impact After Mitigation

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	MM 4.16-3: Future development projects that would result in trip generation, building area, or number of residential units that would exceed the permitted development in the Specific Plan and vary from the assumptions used in the analysis in this Program EIR shall provide the City with a trip generation and traffic impact analysis, including mitigation to reduce impacts to below City thresholds, if necessary.	
Section 4.17 Tribal Cultural Resources		
Significant tribal cultural resources may be uncovered by ground disturbing activities associated with construction activities in the planning area.	<p>MM 4.17-1: Prior to the start of ground disturbance activities in the planning area, the Project Engineer/Contractor shall notify local tribes of the pre-grade conference to allow a Native American monitor to attend the conference and inform all construction personnel of the types of tribal cultural resources that may be present in the area and the notification procedure to follow in the event of discovery.</p> <p>MM 4.17-2: A Native American monitor procured by the Fernandeano Tataviam Band of Mission Indians and/or other local tribes shall be present for all fieldwork activities that occur within the proposed Project area (which includes, but is not limited to, archaeological testing, grading, excavation, and trenching). Unless there is evidence which suggest soils potentially containing Tribal Cultural material extend further, Native American monitoring shall only be conducted for up to 5 feet below fill. If Tribal Cultural Resources are identified during grading, excavation, or trenching, construction work within 60 feet of the find shall be halted and directed away from the discovery until the significance of the resource has been assessed by the Native American monitor and the retained qualified archaeologist. The Native American monitor shall photo-document ground disturbing activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, work locations with diagrams, and documentation of tribal cultural resources identified.</p>	Less Than Significant Impact After Mitigation

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	MM 4.17-3: Should tribal cultural resources be discovered, the Native American monitor or representative shall determine the significance of the find in accordance with criteria set forth in Section 21074 of Public Resources Code (PRC). The Archaeologist, Native American monitor/representative, and the Project Applicant shall discuss and formulate a mitigation plan in consultation with the City that satisfies the requirements of PRC Sections 21082.3 and 21084.3.	
Section 4.18 Utilities and Service Systems		
The Las Virgenes Municipal Water District has indicated that they have water supplies to serve future development. Also, there is adequate wastewater treatment capacity and landfill capacity to serve future development. However, increases in demands for water and sewer treatment from individual developments would have to be evaluated against existing infrastructure capacities to identify any needed upgrades or expansions.	<p>MM 4.18-1: Prior to the approval of development applications that could have an impact on existing water and sewer infrastructure and facilities (e.g., the proposed development will have as estimated water demand and/or wastewater generation that is greater than the water demand and/or wastewater generation of the existing land use on the site), the project applicant/developer shall prepare an engineering study in consultation with the City and LVMWD to determine if there is available capacity to serve the project or if an upgrade or replacement of the existing water and sewer lines and facilities are needed. If water and/or sewer infrastructure improvements are required in order to serve a development project, then these upgrades shall be incorporated into site development plans, subject to review and approval by the City and the County Department of Building and Safety. Any identified upgrades, replacements, and/or expansions shall be constructed as part of the project or the development shall pay its fair share contribution to fund the necessary upgrades. If infrastructure improvements outside the jurisdiction of the City are required—including improvements to water lines, recycled water lines, or the trunk sewer lines owned by the LVMWD—the needed improvements shall be completed to the satisfaction of the LVMWD.</p> <p>MM 4.18-2: Future development projects shall be evaluated against the LVMWD' Urban Water Management Plan and the Water Supply Assessment (WSA) and WSA Amendment prepared for the North Business Park Specific Plan to determine if the proposed land use and development size is consistent with the analysis in the WSA and WSA Amendment for which the provision of adequate water supplies has been verified. If the project is larger or features a different land use than that</p>	Less Than Significant Impact After Mitigation

**TABLE ES-3
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Potentially Significant Impacts	Mitigation Measures	Impact Significance
	evaluated in the WSA and WSA Amendment, the project applicant/developer shall consult with the LVMWD to determine if the incremental increase in water demand can still be accommodated by available water supplies. Measures necessary to obtain adequate water supplies shall be implemented as part of the development, if necessary. Written documentation of this consultation and LVMWD determination shall be submitted to the City for use in the cumulative water demand calculations for subsequent development projects.	

SUMMARY OF SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS

Implementation of the proposed *North Business Park Specific Plan* would result in no impacts or less than significant impacts on the following environmental issues:

- Agriculture and Forest Resources
- Mineral Resources

Compliance with existing regulations would reduce environmental impacts to less than significant levels on the following issues:

- Aesthetics and Visual Quality
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Public Services

Potentially significant adverse impacts are anticipated for the following environmental issues:

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Parks and Recreation
- Population, Housing, and Employment
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Mitigation measures in Table ES-3 above and detailed in the environmental analysis in Section 4.0 of this EIR would reduce potentially significant adverse impacts to a less than significant level on the following issues: Biological Resources, Cultural Resources, GHG Emissions, Hazards and Hazardous Materials, Noise, Parks and Recreation, Tribal Cultural Resources, and Utilities and Service Systems.

However, even with implementation of the MMs, future development under the proposed Specific Plan and planned roadway and infrastructure improvements would result in significant and unavoidable impacts for the following environmental issues:

- Air Quality (AQMP Consistency, Air Quality Standards Violation, Sensitive Receptors, and Cumulative Air Quality Impacts)

- GHG Emissions (Exceedance of SCAQMD's Recommended GHG Emissions Target and Cumulative GHG Emissions)
- Population, Housing, and Employment (Substantial Population Growth exceeding SCAG forecasts)

Significant unavoidable adverse impacts on Air Quality would result from AQMP inconsistency and contributions to existing air pollution levels in the South Coast Air Basin. GHG emissions from future development would exceed SCAQMD's recommended emissions target and would contribute to global GHG emissions and climate change. Also, potential increases in population, housing and employment would temporarily exceed SCAG's growth forecasts for the City.

MITIGATION MONITORING AND REPORTING PROGRAM

Section 21081.6 of CEQA and Section 15097 of the State CEQA Guidelines require a public agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) for assessing and ensuring the implementation of RRs and MMs.

Generally, the Project Applicant/Developer would be responsible for implementing the RRs and MMs as part of individual development projects, with the City responsible for monitoring and verifying that the RRs and MMs have been implemented. For planned roadway and infrastructure improvements, the City's Engineering, Traffic Engineering, or Transportation Department overseeing the infrastructure improvement would be responsible for implementing the RRs and MMs, with the City's Planning Department responsible for verifying compliance with RRs and MMs related to site plan, design review, and other planning and environmental issues and the City's Building and Safety Department (under contract with the Building and Safety Division of the Los Angeles County Department of Public Works) verifying compliance with RRs and MMs related to building design, plan check, and construction activities.

Specific reporting and/or monitoring requirements that would have to be enforced during individual development project approval and for planned roadway and infrastructure improvements shall be adopted simultaneously with the City's approval of individual projects proposed in the planning area.

References:

Civic Solutions. 2018. *North Business Park Specific Plan*. San Juan Capistrano, CA: Civic Solutions.

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