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## MITIGATED NEGATIVE DECLARATION

### PLANNED DEVELOPMENT PERMIT NO. 16-002

The City Council of the City of Westlake Village will conduct a public hearing to consider an application from Westlake Properties, Inc., for the proposed development of a spa and salon, 12-16 additional hotel guest rooms, and accessory amenities, including a swimming pool, yoga pavilion, and bridge over an existing pond at 31943 Agoura Road.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines of the City of Westlake Village, the Lead Agency has analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Lead Agency has prepared this MITIGATED NEGATIVE DECLARATION.

A copy of the Initial Study, documenting reasons to support the finding, is attached. Mitigation measures, if any, included in the project to avoid potentially significant effects are:

#### Air Quality

1. Apply soil stabilizers to inactive areas.
2. Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
3. Limit the simultaneous disturbance area to as small an area as practical.
4. Stabilize previously disturbed areas if subsequent construction is delayed.
5. Water exposed surfaces 3 times per day.
6. Cover all stock piles with tarps.
7. Replace ground cover in disturbed areas quickly.
8. Reduce speeds on unpaved areas to less than 15 mph.
9. All equipment shall have Diesel Particulate Filters (DPF) installed.
10. The site developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (i.e., 5 minutes or longer).
11. The applicant shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site be equipped with diesel oxidation catalysts to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site).
12. Construction contractors shall limit truck and equipment idling time to five minutes or less.
13. The project shall use pre-fabricated exterior panels or low to no VOC architectural coatings.

Mitigated Negative Declaration  
Westlake Properties, Inc.  
Page 2

Biological Impacts

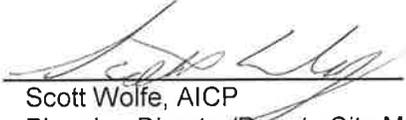
1. Construction within the banks of on-site ponds shall not take place until a qualified biologist has determined that no active nests of migratory birds are present within the construction area.

Noise

1. All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturday and should utilize the quietest equipment available.
2. All on-site construction equipment shall have properly operating mufflers.
3. All construction staging areas should be as far away as possible from the nearest homes.
4. Collection of refuse with vehicle or operation of compacting mechanism is prohibited between the hours of 7:00 P.M. and 7:00 A.M.
5. Any project air conditioning equipment shall not produce noise levels greater than 50 dB as measured at any adjacent residential use.

A period of at least 20 days from the date of publication of the notice of this MITIGATED NEGATIVE DECLARATION will be provided to enable public review of the project proposal, the Initial Study and this document prior to the final adoption of the MITIGATED NEGATIVE DECLARATION by the Lead Agency. A copy of the project proposal is available for review on the City's website at [WWW.WLV.ORG](http://WWW.WLV.ORG) and is on file in the offices of the Planning Department at City Hall, 31200 Oak Crest Drive, Westlake Village, CA 91361.

Date: 12/8/2016

By:   
Scott Wolfe, AICP  
Planning Director/Deputy City Manager

Planned Development Permit No. 16-002  
Westlake Village Inn  
Project Description

The project consists of a Planned Development Permit to be issued by the City of Westlake Village. This permit, if approved, would authorize an addition to the grounds of an existing resort hotel (The Westlake Village Inn). This addition would involve the construction of :

Building #1: A 3,050 square foot building to house a salon and administrative staff. The building will be approximately 17 feet in height, and will be situated at the furthest north portion of the property, about 130 feet from Lakeview Canyon Road.

Building #2: A 8,675 square foot building which will house the spa facility, to include 8 treatment rooms with private patios, men's and women's locker rooms, laundry rooms and other "back of house" functions, This building will face Lakeview Canyon Road and be set back approximately 200 feet. The building height is proposed to be 23 feet, with a tower element of approximately 39.5 feet.

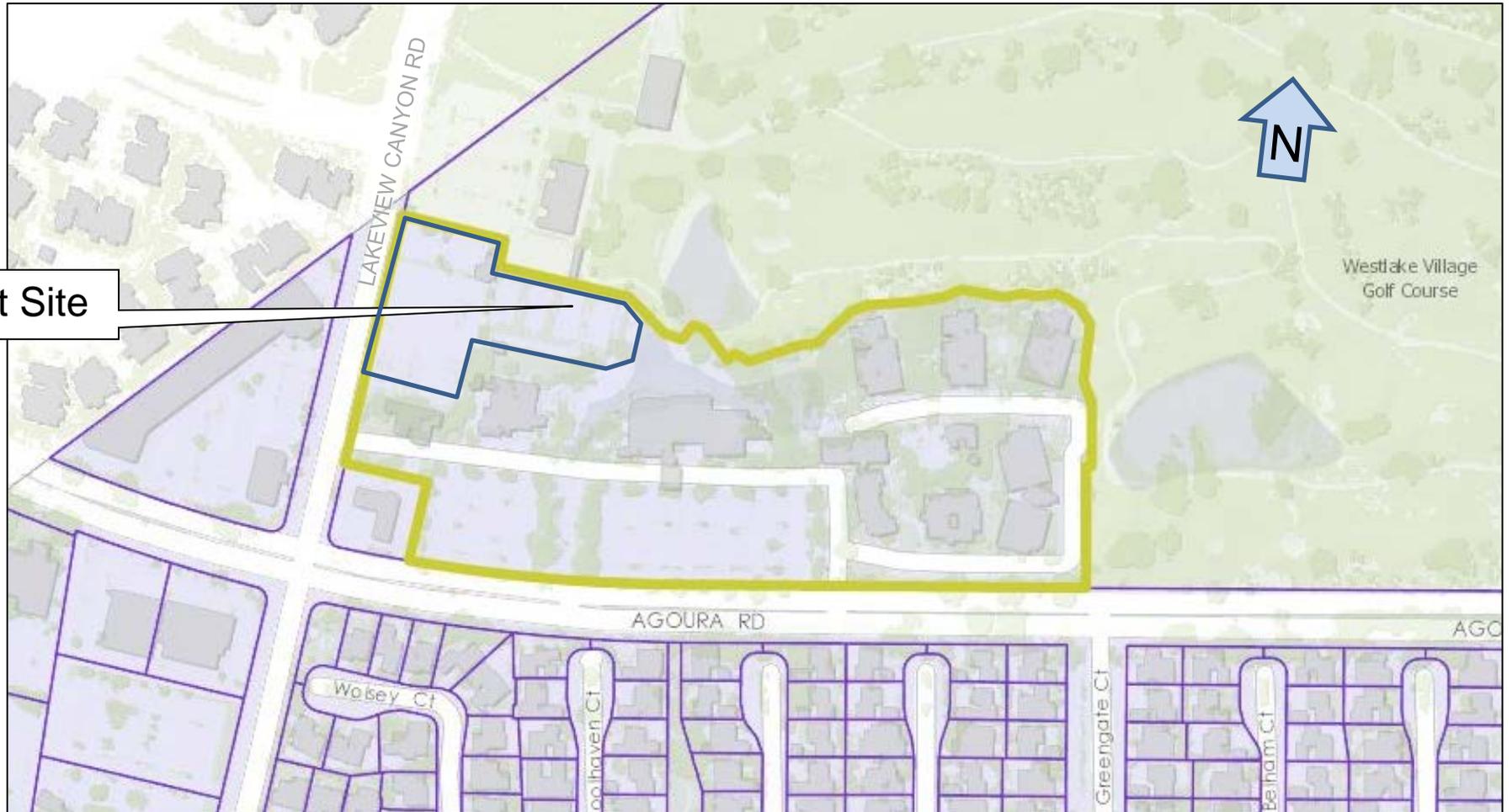
Building #3: This "building" will actually consist of 2 buildings, which are proposed to house a total of between 12 and 16 additional guest rooms. These buildings are to be located east of the spa facility. Each building will be two-stories, 30.5 feet in height, and have 3,700 square feet of area for a total of 7,400 square feet of floor area. In addition, each guest room will provide deck or patio space.

Additionally, a swimming pool is proposed between the guest rooms and the spa facility, and a yoga pavilion and reflecting pond are proposed between the two guest room buildings.

Landscaping is to be included around the new buildings, to carry on the planting scheme found elsewhere on the resort grounds. Included within the landscaping improvements is a proposed pedestrian bridge across an existing pond on the resort site to connect the new facilities with other portions of the resort to the east.

The project will also involve a slight adjustment of existing parking, resulting in 124 parking spaces available to the new facilities. These spaces will also be available to other aspects of the resort, including the administrative offices, the Stonehaus, and the Mediterraneo restaurant.

Planned Development Permit No. 16-002  
Westlake Village Inn



Subject Site

Westlake Village  
Golf Course

AGOURA RD

AGC

Walsey Ct

Coltraven Ct

Greengate Ct

Belham Ct



## Appendix G

## Environmental Checklist Form

NOTE: The following is a sample form and may be tailored to satisfy individual agencies' needs and project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project title: Westlake Village Inn Spa and Guest Room Expansion
2. Lead agency name and address:  
City of Westlake Village  
31200 Oak Crest Drive  
Westlake Village, CA 91361
3. Contact person and phone number: Scott Wolfe, AICP - Planning Director (818) 706-1613
4. Project location: 31943 Agoura Road
5. Project sponsor's name and address:  
Chris CUILTY, Westlake Village Inn  
31943 Agoura Road  
Westlake Village, CA 91361
6. General plan designation: General Commercial      7. Zoning: CPD
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  
Construction of several one- and two-story buildings containing a spa, salon, administrative offices, and 12-16 guest rooms. Total building square footage is 19125 square feet. Also included in project are a swimming pool, yoga pavillion, and landscaping to include a bridge over an existing pond.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:  
The project site is within an existing resort hotel. Commercial uses are to the southwest and west, with residential uses to the northwest and south, and a golf course to the east and north. The existing resort hotel with restaurants sits to the south and east of the subject buildings.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)  
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**SAMPLE QUESTION**

Issues:

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE AND FOREST**

**RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
de) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY --</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES --</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VI. GEOLOGY AND SOILS -- Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VII. GREENHOUSE GAS EMISSIONS --</b>				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. HYDROLOGY AND WATER QUALITY --</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. MINERAL RESOURCES -- Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. NOISE -- Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. POPULATION AND HOUSING --** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XV. RECREATION --**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVI. TRANSPORTATION/TRAFFIC --** Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XVII. UTILITIES AND SERVICE SYSTEMS --** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## Explanation of Responses on Initial Study Checklist Westlake Properties, Inc. – Spa and Hotel Expansion Project

### I. AESTHETICS - Would the project:

- I(a). Have a substantial adverse effect on a scenic vista? No Impact:** The proposed project would have no impact on a scenic vista, because it would redevelop an existing hotel property on largely flat terrain in a suburban setting. Locally significant scenic vistas comprise the Santa Monica Mountains to the south and the Simi Hills bordering the Conejo Valley to the north and west. Although the project consists of one- and two story structures, they would not impair public views, because existing development and landscaping already interrupt line-of-sight views of the mountains from neighboring properties. Consequently, no impacts to scenic vistas are anticipated.
- I(b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact:** The proposed project would have no impact on scenic resources because none exist on or near the project site. The site is in a fully-developed suburban setting, and is presently vacant, but for a parking lot, a large event tent, and landscaping. The proposed project would redevelop the site with a spa facility and additional hotel guest rooms. Trees are proposed for removal as a part of this project, but these trees are on the interior of the project site, and do not constitute a component of scenic significance. Moreover, no designated California scenic highways abut the site. Consequently, no impacts to scenic resources are anticipated.
- I(c). Substantially degrade the existing visual character or quality of the site and its surroundings? Less Than Significant Impact:** The proposed project could affect the existing visual character of the site and surroundings, because it would introduce a one and two story structures among several existing buildings on the hotel site and near to both commercial and residential development. However, the bulk of the structure is located between the existing hotel and restaurant buildings on the Westlake Village Inn property and the golf course club house on the adjacent property. The single story spa building (approximately 20 feet in height) is approximately 120 feet from Lakeview Canyon Road, and the two-story hotel guest room buildings (approximately 30 feet in height) are situated behind the spa buildings and more than 240 feet from Lakeview Canyon Road. Further, the site is to be generously landscaped, with existing large trees being incorporated into the landscaping. Consequently, no significant visual impacts will occur.
- I(d). Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Less Than Significant Impact:** The project will not create new sources of light or glare that would adversely affect day or nighttime view in the area since the immediately surrounding area is currently fully developed with commercial and institutional uses and the site itself is developed with parking lighting for the hotel facilities existing at the site, and parking and building lighting for the surrounding properties. Consequently, there may be a change to the configuration of the lighting, but no new significant impacts would occur.

### II. AGRICULTURAL RESOURCES - Would the project:

- II(a). Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? No Impact:** The proposed project will not convert or otherwise impact prime or unique farmland, because the site has previously been developed, and the City of Westlake Village General Plan does not identify

any important farmlands or any lands for farmland use on the site or within the city limits. Additionally, the site is not within an area of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance as identified by the California Department of Conservation, (California Department of Conservation, Division of Land Resource Protection, Los Angeles County Important Farmland Map, 2004). No impact to farmland is anticipated.

- II(b). Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact:** The proposed project will not conflict with agricultural zoning or Williamson Act contracts because the project site is not zoned for agricultural uses and the land is not encumbered by a Williamson Act contract. Therefore, no impact is anticipated.

**II(c-e).**

**c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**d. Result in the loss of forest land or conversion of forest land to non-forest use?**

**e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact:** The proposed project will not result in conflict with zoning of forest land, conversion of forest land, or farmland conversion to non-agricultural uses, because neither the project site nor any land in the project vicinity is currently forested or used for agricultural purposes. Therefore, no impact is anticipated.

III. AIR QUALITY - Would the project:

- III(a). No Conflict with or obstruct implementation of the applicable air quality plan? No Impact:** The City of Westlake Village, encompassing the project site, is located within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. Air quality within the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

The SCAB has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. Due to the violations of the California Ambient Air Quality Standards (CAAQS), the California Clean Air Act requires preparation of an Air Quality Management Plan (AQMP).

The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve air quality standards. These region-wide attenuation methods include regulations for stationary-source polluters; facilitation of new transportation technologies, such as low-emission vehicles; and capital improvements, such as park-and-ride facilities and public transit improvements. In its analysis, the AQMP also incorporates population growth and transportation projections made by the Southern California Association of Governments (SCAG). Projects that are consistent with SCAG's employment and population forecasts are thus consistent with the AQMP.

The proposed project involves the development of a spa facility and additional hotel guest rooms. An analysis by the City Traffic Engineer indicates that the project would generate 13 trips in the AM peak hour and 15 trips in the PM peak hour. This is a very low generation rate. Furthermore, the proposed facility would provide local amenities for the City's residents and hotel guests, who must currently travel to other locations in the area for a spa facility. Some local residents may walk to the site, potentially reducing travel related air quality impacts. Therefore, the proposed project would not conflict with the AQMP, and would cause no related impacts.

**III(b). Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less Than Significant:** Air quality standards in Southern California are established by both the United States Environmental Protection Agency (USEPA) in the National Ambient Air Quality Standards (NAAQS) and the California Air Resources Board (CARB) in the California Ambient Air Quality Standards (CAAQS). These standards regulate six criteria pollutants: – ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), fine particulate matter (PM<sub>10</sub>), and lead. The SCAQMD has developed significance thresholds for each criteria pollutant in the SCAB. Projects that generate air pollutants in excess of these significance thresholds are considered to contribute substantially to an air quality violation. An Air Quality Analysis has been prepared for this project. This analysis indicates that no air quality standards are violated by this project, either during construction phases or in the ongoing operation of the facility. Therefore, the impacts will be less than significant.

**III(c). Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less Than Significant with Mitigation:** The project would generate air pollutants from construction activities (e.g., fugitive dust and equipment exhaust) and in the long-term from project operation and area sources (e.g., vehicle emissions, landscape activities, etc.). The pollutants that would be generated by the project include particular matter, CO, and precursors of ozone (NO<sub>x</sub>, and ROG), all of which are non-attainment criteria pollutants in the SCAB. Forecasted long-term project emissions are below the SCAQMD significance thresholds and the project's construction generated emissions are below the SCAQMD significance thresholds. Therefore this is a less than significant impact. Nevertheless, the imposition of mitigation measures can further reduce these anticipated impacts. Therefore, the following mitigation measures are suggested for the project:

- Apply soil stabilizers to inactive areas.
- Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
- Limit the simultaneous disturbance area to as small an area as practical.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces 3 times per day.
- Cover all stock piles with tarps.
- Replace ground cover in disturbed areas quickly.
- Reduce speeds on unpaved areas to less than 15 mph.
- All equipment shall have Diesel Particulate Filters (DPF) installed.
- The site developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (i.e., 5 minutes or longer).
- The applicant shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site be equipped with diesel oxidation catalysts to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more

than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site).

- Construction contractors shall limit truck and equipment idling time to five minutes or less.
- The project shall use pre-fabricated exterior panels or low to no VOC architectural coatings.

**III(d). Expose sensitive receptors to substantial pollutant concentrations? Less Than Significant**

**Impact:** Certain residents, such as the very young, the elderly, and those suffering from certain illnesses or disabilities, are particularly sensitive to air pollution and are considered sensitive receptors. The nearest receptor location was the Stony Brook neighborhood to the west. Comparing the project against the most conservative local significance thresholds, the project will produce impacts far below the threshold levels. Therefore the impacts to sensitive receptors will be less than significant.

**III(e). Create objectionable odors affecting a substantial number of people? Less Than Significant**

**Impact:** The proposed project involves a spa facility and additional hotel guest rooms consisting of several one- and two-story structures, surface parking and landscaped open space. The proposed hotel additions would not generate long-term unusual or objectionable odors.

During project construction, heavy equipment emissions could be odorous to some degree.

However, equipment odors dissipate rapidly, and would likely be localized to the construction site.

These impacts would also be short-term, occurring only during construction. Consequently, no long-term impact from odors is anticipated.

IV. BIOLOGICAL IMPACTS – Would the project:

**IV(a). Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact:**

The proposed project would not affect any special status or candidate species because the project site is in a fully urbanized portion of the City. Moreover, the proposed project would redevelop a previously developed site with a similar building footprint, parking areas and other infrastructure. Specifically, the improvements originally built on the site were constructed in the 1970s, and the surrounding community has also been built out since the early 1970s.

Consequently, any sensitive wildlife that may have existed in the region abandoned this area many years ago. Additionally, development in the general vicinity of the project site is typical suburban development with irrigated and managed ornamental landscaping that would not be anticipated to provide significant new wildlife habitat, particularly that occupied by special status species. No impacts to listed species or habitat plans are anticipated.

**IV(b). Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? Less Than Significant**

**Impact with Mitigation:** The project site has been previously fully developed with recreational facilities (tennis courts) that were demolished (though paving remained) to make way for new development. Moreover, the site is surrounded on all sides by commercial, golf course, and residential development. However, there is a potential for use of nearby man-made ponds by

migratory birds. Further, as the project includes the construction of an access driveway and a pedestrian bridge over portions of one of those ponds, there is the potential for impacts to those birds due to construction activities. Therefore, in order to reduce the impact to less than significant, the following mitigation measure is incorporated:

- Construction within the banks of on-site ponds shall not take place until a qualified biologist has determined that no active nests of migratory birds are present within the construction area.

**IV(c). Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact:** The proposed project would not adversely impact jurisdictional wetlands because none exist on the project site or environs. Section 404 of the Clean Water Act grants wetland jurisdiction to the U.S. Army Corps of Engineers (USACE). The USACE 1987 Wetland Delineation Manual defines jurisdictional wetlands as lands not isolated from jurisdictional (navigable) waterways that possess hydric soils and a dominance of wetland vegetation, and are inundated with water for at least five (5) percent of the growing season in most years. The project site contains no non-isolated wetlands, blue line streams (as identified on the Thousand Oaks Quadrangle (USGS)), nor any hydrologic indications that the site has been inundated, showing that a wetland might exist intermittently. Only man-made ponds for landscaping amenity and golf course use are present in the vicinity. Therefore, no impacts to wetlands are anticipated.

**IV(d). Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Less Than Significant with Mitigation:** The proposed project would not interfere with fish or wildlife movement, wildlife corridors, or affect nursery sites because none exist on the project site. "Wildlife corridors" include travel routes, habitat linkages, and wildlife crossings. Travel routes are linear landscape features, such as watercourses or ridgelines that provide such resources as water and den sites and are easily traveled, typically with no human-built obstructions. They may also include flight patterns for birds.

Habitat linkages are corridors of habitat that connect two or more larger tracts of habitat. Wildlife crossings are natural or human-made features that allow wildlife to bypass physical obstructions, such as culverts under roadways. None of these features are present on or near the project site. Whereas historically the land that comprises Westlake Village provided a north-south linkage between the Santa Monica Mountains and the Simi Hills, as well as an east-west linkage between the inland valleys, decades of development have eliminated these linkages.

As discussed previously, the site was previously fully developed with buildings and paved areas and is surrounded on all sides by similar suburban development. Consequently, no natural communities or migration corridors exist on-site, and any wildlife movement across the site is largely restricted. Therefore, no impacts to wildlife migration opportunities are anticipated.

**IV(e). Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Less Than Significant Impact:** The proposed project is subject to local policies and ordinances protecting biological resources, notably the City's Oak Tree Preservation Ordinance (Ordinance No. 192-05; WVMC Section 9.21 et seq) and Preservation of Existing Landscaping Ordinance (Ordinance No. 129, WVMC Section 9.16.040). The Oak Tree Preservation Ordinance protects native oak trees generally of twelve and one-half inches in circumference (equivalent to four inches in diameter), as measured four and one-half feet above

mean natural grade, and requires permits for removal or construction activity in the vicinity of such trees. The Preservation of Existing Landscaping Ordinance requires that a new landscape plan be approved prior to removal of existing landscaping from commercial and multi-family residential properties.

The project site was previously developed and is landscaped with shade and accent trees and ornamental shrubs. There are trees on the subject site, but none are located within the proposed construction area. By complying with the City's Oak Tree Ordinance, if there are any unforeseen impacts to oak trees, the impacts would be deemed less than significant.

**IV(f). Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No**

**Impact:** The proposed project would not conflict with any state, regional or local habitat conservation plan or Natural Community Conservation Plan because the site is not located within or near an area regulated by such plans. No impacts would occur and no further investigation required.

V. CULTURAL RESOURCES – Would the project:

**V(a-d). a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?**

**b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

**c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**d. Disturb any human remains, including those interred outside of formal cemeteries?**

**No Impact:** The proposed project would not adversely affect historic, archeological or paleontological/geological resources or features, because none are present on or near the site. The previously existing buildings on the project site were constructed in 1967. Because the land was graded to accommodate site development in 1967, significant archeological or paleontological resources, including human remains, likely do not exist on the site. Furthermore, the Westlake Village General Plan does not identify the site for any historic, archeological or paleontological significance. Consequently, since no significant resources are present now or are likely to be discovered, no further investigation is required.

VI. GEOLOGY AND SOILS – Would the project:

**VI(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? No Impact:** The proposed project would not expose people or structures to earthquake generated risks beyond those characteristic of southern California in general, because the project site is not located in or near an Alquist-Priolo zone nor any known earthquake faults (Westlake Village General Plan Map, Figure 35 Geologic, Seismic, Flooding Constraints).

- ii) **Strong seismic ground shaking? Less Than Significant Impact:** The proposed project may expose people or structures to strong seismic ground shaking because Westlake Village, like most cities in California, is located in a seismically active region. It can be reasonably expected that the project area could experience strong seismic ground shaking during a regional/local earthquake. However, existing controls, including compliance with the City's Building Code, would ensure that impacts from seismic events are minimized to the extent possible. To determine project-specific requirements, prior to issuance of building permits, the project will require a geotechnical evaluation that identifies both the Maximum Credible Event (MCE) expected on-site and corresponding construction methods to attenuate the anticipated ground shaking. No further investigation is required at this stage.
- iii) **Seismic-related ground failure, including liquefaction? No Impact:** The California Division of Mines and Geology's most current map of the area indicates that there are no liquefaction-prone areas on or near the project site (Thousand Oaks Quadrangle, November 17, 2000). Additionally, existing controls, including compliance with the City's Building Code, would ensure that impacts from seismic events are minimized to the extent possible. The project would cause no liquefaction related impacts.
- iv) **Landslides? No Impact:** The proposed project would not expose people or structures to landslide hazard because the project site and environs are relatively flat and there are no steep or unstable slopes currently existing in the immediate vicinity.

**VI(b). Result in substantial soil erosion or the loss of topsoil? Less Than Significant Impact:** The proposed project would not likely result in substantial soil erosion or loss of topsoil because existing controls adequately regulate soil erosion at construction sites, and the completed project would be fully developed with structures, landscaped areas, and pavement. These existing controls include National Pollutant Discharge Elimination System (NPDES) Best Management Practices (BMP) to reduce erosion and sedimentation, a City-approved site-specific stormwater management plan, and other measures to prevent erosion from the site. Project implementation will require demolition of the existing pavement and landscaping on-site, and could temporarily destabilize surface and subsurface soils. However, prior to issuance of demolition or grading permits, the project proponent must submit to the City an erosion control plan for approval, incorporating applicable BMPs. Adherence to this plan will ensure the project will not result in significant soil erosion or sedimentation. No additional impacts are anticipated and further investigation or mitigation measures are not required.

**VI(c, d).**

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

**d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**No Impact:** The proposed project is not located on a known unstable geological unit or expansive soils, nor would be likely to cause instability nearby, because no unstable or expansive soils or landslide-prone areas exist in the project vicinity (California Division of Mines and Geology, Thousand Oaks Quadrangle, November 2000; Westlake Village General Plan Figure 35). Additionally, contemporary engineering practices and compliance with the City's Building Code will

ensure the project would not directly expose people or structures to unstable geologic units or soils. No further investigation is necessary.

**VI(e). Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? No**

**Impact:** The proposed development will be connected to the City's sewer system, and no septic tanks will be utilized by the project. Therefore, soil suitability for septic tanks or alternative wastewater disposal systems does not apply to the project. No further investigation is necessary.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

VII(a,b).

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Less Than Significant Impact:** The City of Westlake Village has not yet developed a Greenhouse Gas Reduction Plan. The City has not adopted regulations for the purpose of reducing GHGs applicable to this project. The applicable GHG planning document is AB-32. The project is not expected to result in a significant increase in GHG emissions; it results in GHG emissions below the recommended SCAQMD 3,500 ton threshold. Therefore, the project would not conflict with any applicable plan, policy, or regulation to reduce GHG emissions. This is, therefore, a less than significant impact. (CalEEMod)

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

VIII(a-c).

**a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No Impact:** The proposed project is not anticipated to utilize materials which would constitute a hazard to the public or environment. The previous improvements on the site were demolished to make way for the new structures. Therefore, there will be no impact.

**VIII(d). Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact:**

The proposed project is not located on a listed hazardous materials site, nor does it contain any known hazardous material storage facilities or conduits. Specifically, the project site is not on the California Department of Toxic Substances Control's (DTSC's) CalSites list, is not an EPA Superfund Site, is not on the EPA's National Priority

List (NPL), and is not on any list maintained by the EPA in accordance with RCRA (Resource Conservation and Recovery Act) or CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act). The site has not historically been used to store, generate, or process hazardous materials. Therefore, the proposed project would have no impacts stemming from the presence of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**VIII(e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact:** The project site is not located within an airport land use plan area and there are no airports within ten (10) miles of the project site. Therefore, the project would not result in a safety hazard for people residing or working in proximity to an airport, and the proposed project would have no associated impacts.

**VIII(f). For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact:** The project site is not located within the vicinity of a private airstrip. There are no airports, public or private, within ten (10) miles of the project site. Therefore, the project would not result in a safety hazard for people residing or working in proximity to a private airstrip, and the proposed project would have no associated impacts.

**VIII(g). Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact:** The proposed project would not interfere with any emergency response plan, because it would redevelop a previously developed parcel and would not require road closures or route changes across any public roads accessing the project site. The project site is not utilized by any emergency response agencies, and no emergency response facilities exist in the project vicinity. Therefore, the proposed project would have no impact on emergency response planning.

**VIII(h). Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No Impact:** The proposed project would not expose people or structures to wildfire or wildfire-associated risk of loss. The site is surrounded by suburban-scale development, and is not near any natural areas or chaparral-dominated hillsides. Implementation of the project would replace ornamental landscaping and hardscape, and not further expose the project or environs to wildfire.

#### IX. HYDROLOGY AND WATER QUALITY – Would the project:

**IX(a). Violate any water quality standards or waste discharge requirements? Less than Significant Impact:** The proposed project would not violate water quality standards or waste discharge requirements, because existing regulations adequately control any anticipated discharge from the site. Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California's Porter/Cologne Act, the Regional Water Quality Control Boards (RWQCBs) of the State Water Resources Control Board (SWRCB) are required to develop water quality objectives that ensure that their regions meet each of the requirements of Section 303 of the Clean Water Act.

Westlake Village is located within the Santa Monica Mountains watershed area of Los Angeles County and is in the jurisdiction of the Los Angeles RWQCB. The Los Angeles RWQCB adopted water quality objectives in its Stormwater Quality Management Plan (SQMP). This SQMP is designed to ensure that stormwater achieves compliance with receiving water limitations. Stormwater

generated by a development that complies with the SQMP does not exceed the limitations of receiving waters, and consequently does not exceed water quality standards.

Compliance with the SQMP is ensured by Section 402 of the Clean Water Act, which is known as the National Pollution Discharge Elimination System (NPDES). Under this section, municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdiction. These permits are known as Municipal Separate Storm Sewer Systems (MS4) permits. Los Angeles County and 85 incorporated cities therein, including the City of Westlake Village, hold an MS4 from the Los Angeles RWQCB. Under this MS4, each permitted municipality is required to implement the SQMP.

In accordance with the County-wide MS4 permit, all new developments must comply with the SQMP. In addition, as required by the MS4 permit, the City of Westlake Village has adopted a Standard Urban Stormwater Mitigation Plan (SUSMP) ordinance to ensure new developments comply with the SQMP. This ordinance requires most new developments to submit a plan to the City that demonstrates how the development will comply with the City's SUSMP.

The proposed project consists of developing a spa facility and 12-16 hotel guest rooms within an existing hotel resort facility. None of the proposed uses are point-source generators of water pollutants and no quantifiable water quality standards apply to the project. However, the proposed project would add nonpoint-source pollutants (automotive fluids, landscaping by-products, etc.) to stormwater runoff. These pollutants are regulated by the County-wide MS4 permit, and must not exceed any receiving-water limitations. In addition, since the proposed development meets the City's SUSMP requirement thresholds, the applicant is required to submit and implement a SUSMP compliance plan. Compliance with the MS4 permit and SUSMP would ensure that the proposed project would not violate non-point pollutant standards, reducing impacts from stormwater runoff to less than significant levels.

The NPDES also addresses water pollutants from construction sites. The SWRCB maintains a statewide NPDES permit for all construction activities within California that may disturb one or more acres of land (California General NPDES Activity Stormwater Permit). The project proponent must submit to the SWRCB a Notice of Intent (NOI) to comply with the State's General Construction Activity Stormwater Permit. The NOI must include a Stormwater Pollution Prevention Plan (SWPPP) that outlines the BMPs that will be incorporated into construction. These BMPs would minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures. Complying with the State's General Construction Permit and implementing an SWPPP will ensure that construction of the proposed project will not violate any water quality standards or waste discharge requirements. Compliance with these regulatory schemes would reduce any construction-related water pollutants to less than significant levels.

**IX(b). Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Less Than Significant Impact:** Impacts to the area's drinking water supply will not occur because groundwater in the Thousand Oaks Groundwater Basin is not a potable water source. The Las Virgenes Municipal Water District imports 100% of the City's drinking water from the Metropolitan Water District (MWD) because there are no natural potable water supplies in the area. Las Virgenes Reservoir holds nearly 3 billion gallons of drinking water that is the reserve for the city. The reserve could supply the city with water for up to six (6) months in case of an emergency.

Despite this, the proposed project will be integrating landscaping and bioswales into the design of the site, and if necessary will incorporate catch basin filtration devices, which will serve to remove heavy metals, oil and grease, suspended solids, and other pollutants from water that percolates into the groundwater and runoff that flows to the storm drain system. This is a less than significant impact.

**IX(c). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Less than Significant Impact:** The proposed project would not affect the site's drainage patterns or any rivers, streams, watercourses, drainages, or other bodies of standing water because there are none present on or near the project site. Alterations through redevelopment of the project site would not focus or concentrate any stormwater flows and would not direct stormwater over exposed soils.

Additionally, Westlake Village's SUSMP ordinance requires proposed developments to limit post-project peak stormwater runoff discharge rates to less than pre-development peak stormwater runoff discharge rates. The proposed development would include an engineered drainage system designed to meet the City's standards. Due to the site's generally flat topography, the development of the site would not have any unique drainage concerns, and standard engineering practices should be sufficient to meet City standards. As discussed above, the on-site drainage system must include BMPs to prevent substantial erosion or siltation from the site.

Once collected in the project's drainage system, runoff generated on-site would be discharged into local drainage facilities. Since the developed project's runoff discharge rates must be less than pre-development rates, the project would not increase the volume or velocity of stormwater in off-site drainage facilities. Therefore, with the application of NPDES requirements and City standards, the project would not result in substantial erosion or siltation on- or off-site, and impacts are anticipated to be less than significant.

**IX (d). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Less than significant Impact:** As discussed in Part VIII(c) above, the proposed project would not affect the site's drainage patterns or any waterway so as to cause flooding. The project would involve only minor changes in the site's drainage patterns and does not involve altering a discernable drainage course. Compliance with the City's SUSMP ordinance would be ensured through the City's drainage plan review and approval process and would eliminate the project's potential to cause flooding. Consequently, impacts from floods, as well as the project's potential to contribute to them, are anticipated to be less than significant.

**IX (e). Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Less than Significant Impact:** The proposed project could increase runoff and runoff-borne pollutants by increasing the impermeable surfaces on-site. However, as discussed above in Sections VIII(c) and VIII(d), existing regulations, including the City's SUSMP ordinance, would ensure that post-development peak stormwater runoff rates not exceed pre-development peak stormwater runoff rates. Therefore, the off-site drainage network that supports the parcel and surrounding watershed should adequately accommodate the project's post-development runoff.

The project would generate typical, non-point urban stormwater pollutants. These pollutants are regulated by the County-wide MS4 permit, and the City's SUSMP ordinance requires the project to use BMPs to reduce stormwater pollutants to the maximum extent practicable. Therefore, the proposed project would not create runoff that would exceed the capacity of the stormwater drainage

system and would not provide a substantial additional source of polluted runoff. Impacts are anticipated to be less than significant, and no further investigation is required.

**IX (f). Otherwise substantially degrade water quality? No Impact:** The proposed project would not otherwise degrade water quality, partly because it is not a point-source generator of water pollutants (because it is an addition to a hotel facility, not an industrial or agricultural operation that would likely discharge pollutants), and partly because other runoff-borne pollutants are controlled by existing regulations. Nonpoint source pollutants that could be released from the project site include runoff-induced construction-related pollutants, sediment, vehicle and equipment fluids, commercial cleaning agents, trash, landscaping by-products, and other typical urban stormwater pollutants. These potential pollutants have already been addressed in Sections VIII (a), (c), and (e) of this Initial Study. The proposed project would not otherwise substantially degrade water quality.

**IX (g, h).**

**g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**No Impact:** The project site is not located within a “Flood Prone” area as shown on the Westlake Village General Plan *Geologic, Seismic, Flooding Constraints* map or in a “Floodway” or “Flood Fringe” on the *Flood Hazard Area* map (City of Westlake Village General Plan, Figures 35 and 12). Therefore, the proposed project would not place housing or structures in a flood-prone or flood hazard area and would have no related impacts.

**IX (i). Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No Impact:** The project site is not located within a “Flood Prone” area as shown on the Westlake Village General Plan *Geologic, Seismic, Flooding Constraints* map or in a “Floodway” or “Flood Fringe” on the *Flood Hazard Area* map (City of Westlake Village General Plan, Figures 35 and 12). In addition there are no levees, dams, or other water detention facilities capable of causing flooding on the project site. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, and the project would have no related impacts.

**IX (j). Inundation by seiche, tsunami, or mudflow? No Impact:** There are no bodies of water in the vicinity of the project site that are capable of producing seiche or tsunami. Similarly, the project site is not located in an area prone to landslides, soil slippage, or slumps. Therefore, the proposed project would have no impact from seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING – Would the project:

**X(a). Physically divide an established community? No Impact:** The proposed project would not divide an established community because the project site has previously been fully developed with two structures and surface parking lots, and the new project would redevelop the now-vacant site. The project site itself does not currently include any public-access roadways or trails. During construction, the proposed project may temporarily alter existing sidewalks, impeding pedestrian and bicycle access on the western (east side of Lakeview Canyon Road) portion of the project site.

However, access to the surrounding community will remain available in the vicinity of the project site. Thus, development of the site would not permanently impose any physical barriers on any existing pedestrian, bicycle, or vehicle travel routes and would not divide an existing neighborhood.

- X(b). Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact:** The City's General Plan designates the project site for "General Commercial" land uses, establishes a floor area ratio (FAR) of .35, and establishes various development standards for the site. The City of Westlake Village Municipal Code (WVMC) places the project site within the Commercial Planned Development (CPD) zone. This zone permits hotels and associated facilities on sites so designated by the Westlake Village General Plan for such uses. The CPD zone limits building height to 35 feet and two stories (WVMC Section 9.14.020). The City's Zoning Code (WVMC, Section 9.14.20(F)) also limits the intensity of the use on the site to a floor area ratio of 0.50.

The project proposes to develop a spa facility and 12-16 hotel guest rooms in several one- and two-story structures with a maximum building height of 30 feet. The project's proposed height falls within the WVMC limit of 35 feet, but would exceed the maximum number of allowed stories under the Institutional land use designation under the General Plan.

No General Plan or Zoning Ordinance Text Amendments are necessary for the City Council to approve the project. Therefore, the project will be consistent with applicable land use plans, policies, and regulations and there will be a less than significant impact with regard to Land Use and Planning policies, plans, or regulations.

- X(c). Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact:** The proposed project would not conflict with any adopted environmental conservation plans because the project site is not located within a Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved environmental resource conservation plan area.

XI. MINERAL RESOURCES – Would the project:

- XI(a). Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No Impact:** The project site is not known or expected to contain any mineral resources. There are no known mineral resources within the City of Westlake Village and no mining operations are currently being conducted within the City. Therefore, the proposed project would not result in the loss of availability of a known mineral resource and the project would have no related impacts.
- XI(b). Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact:** The project site is not known or expected to contain any mineral resources. There are no known mineral resources within the City of Westlake Village and no mineral recovery sites are identified in the City's General Plan. Therefore, the proposed project would not result in the loss of availability of a locally-important mineral resource and the project would have no related impacts.

XII. NOISE – Would the project result in:

**XII(a). Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Less Than Significant Impact with Mitigation:** The proposed project would redevelop the site with a spa facility and 12-16 hotel guest rooms in several one- and two-story structures, surface parking, and landscaping and recreational amenities. Temporary construction activities could expose surrounding areas to excessive noise, but impacts would be less than significant if the operation of construction equipment is limited to the hours allowed by the Westlake Village Municipal Code.

The proposed project is anticipated to generate less than significant long-term traffic noise impacts to the surrounding area. Similarly, the operational phase of the project will result in exposure of persons to noise levels representing less than significant impacts, following the imposition of City regulations. Nevertheless, the following mitigation measures are proposed for this project:

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturday and should utilize the quietest equipment available.
- All on-site construction equipment shall have properly operating mufflers.
- All construction staging areas should be as far away as possible from the nearest homes.
- Collection of refuse with vehicle or operation of compacting mechanism is prohibited between the hours of 7:00 P.M. and 7:00 A.M.
- Any project air conditioning equipment shall not produce noise levels greater than 50 dB as measured at any adjacent residential use.

**XII(b). Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact:** Project development would expose neighboring areas to ground-borne noise and vibration from construction activities. However, the construction methods are similar to other standard construction methods used in the City, and therefore the vibration from construction activities would be less than significant.

**XII(c). A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact:** Given a small increase in traffic trips generated by this project, ambient noise levels in the project vicinity may rise above levels existing without the project. However, given the nature of the improvements (hotel spa and guest rooms), some of the current uses of the project site which generate noise (special events) would be eliminated. Therefore, resulting noise levels overall would be less than significant.

**XII(d). A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact:** The proposed project would likely temporarily alter ambient noise levels during construction. However, the construction methods are similar to other standard construction methods used in the City and would be subject to limited construction hours as identified in the Westlake Village Municipal Code, and therefore would be less than significant.

**XII(e). For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact:** The project site is not located within an airport land use plan and there are no airports within ten miles of the project site. Therefore, the project would not be subject to airport-generated noise, and no further investigation is required.

**XII(f). For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact:** The project site is not located within the vicinity of a private airstrip. There are no airports, public or private, within ten miles of the project site. Therefore, the project would not be subject to private airstrip-generated noise, and no further investigation is required.

XIII. POPULATION AND HOUSING – Would the project:

**XIII(a). Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Less Than Significant Impact:** The proposed project would not induce substantial population growth in the project area, as it only slightly increased the intensity of a hotel facility. Since the proposed project would create no additional dwelling units, it would not cause significant growth inducing impacts.

**XIII(b, c).**

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact:** The proposed project would not displace existing housing or people since no housing exists on the site now. No impacts to the existing housing stock are anticipated, and no further investigation is required.

XIV. PUBLIC SERVICES

**XIV(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**FIRE PROTECTION? Less than Significant Impact:** The proposed project would not result in substantial adverse physical impacts nor require new facilities with respect to fire protection, because existing facilities are adequate to serve the project. Los Angeles County Fire Protection District Station #144 (the District) provides fire protection services to the City of Westlake Village. The proposed project would redevelop a portion of the project site with a spa facility and 12-16 hotel guest rooms in several one- and two-story structures, surface parking, and landscaping and recreational amenities. However, the proposed buildings would not likely require the development of additional fire protection facilities, such as a new fire station or acquisition of new equipment, because the proposed project is redeveloping a site that has been served by the District since 1972, and the maximum height of the proposed building would not exceed 40 feet. Station 144 currently provides fire protection to Westlake Village buildings up to seven stories tall. Consequently, the project is within the anticipated needs-assessment programming conducted by the District. Therefore, impacts to fire protection services are anticipated to be less than significant.

**POLICE PROTECTION? Less than Significant Impact:** The proposed project would not result in substantial adverse physical impacts nor require new facilities with respect to police protection, because existing facilities are adequate to serve the project. The Los Angeles County Sheriff's Department (LACSD) provides police protection services to the City of Westlake Village. The proposed project would redevelop a site that is already served by the LACSD with a relatively low intensity use that would not be anticipated to require additional police personnel or equipment. Any impacts to law enforcement personnel or facilities are anticipated to be less than significant.

**SCHOOLS? No Impact:** The proposed project would not result in substantial adverse physical impacts nor require new facilities with respect to schools, because it would not generate any additional students. The project site lies within the Las Virgenes Unified School District (LVUSD). No further impacts are anticipated, and no further investigation is required.

**PARKS? Less than Significant Impact:** The proposed project would not result in substantial adverse physical impacts nor require new facilities with respect to parks, because the anticipated project users would not be expected to use park facilities (such as playfields and equipment) excessively. Moreover, the project itself provides recreation facilities and programming which would offset demand on current recreation programming for hotel guests. Any incidental impacts are anticipated to be less than significant.

**OTHER PUBLIC FACILITIES? Less Than Significant Impact:** The proposed project will not result in significant adverse impacts to other public facilities such as libraries and community rooms at the Civic Center. Any increases are anticipated to be minimal since the project will result in only a slight increase in the number of transient occupants, who are unlikely to use such public facilities. Therefore, the impacts with regard to impacts increases in utilization of public facilities such as the library and community room services for seniors would be less than significant.

XV. RECREATION – Would the project:

**XV(a). Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Less than Significant Impact:** The proposed spa facility and hotel guest room addition project would not increase use of existing public recreational facilities to the degree that substantial deterioration could occur, because the project itself provides recreation facilities and programming which would offset demand on current recreation programming for hotel guests. Moreover, any increased park use by project users would not be anticipated to cause facility deterioration because the project's intended transient population would be unlikely to affect park facilities that require intensive maintenance, such as organized play fields. No significant impacts to parks or other recreational facilities are thus anticipated by this project, and no further investigation is required.

**XV(b). Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No Impact:** The proposed project includes recreational facilities (a swimming pool, yoga pavillion, etc.), but these are accessory uses that would not individually have an adverse effect on the site's physical environment. No adverse impacts are anticipated from the project's recreational facilities, and no further investigation is required.

XVI. TRANSPORTATION/TRAFFIC – Would the project:

**XVI(a). Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Less Than Significant Impact:**

The proposed project would generate approximately 193 Average Daily Trips (ADT), with approximately 13 trips generated in the AM peak hour and 15 trips generated in the PM peak hour. This level of trip generation results in no significant impact at any of the intersections in the project vicinity. Therefore, there will be a less than significant impact.

**XVI(b). Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? Less Than Significant Impact:**

The primary roads located near the project site are Lakeview Canyon Road and Agoura Road. The Los Angeles County Congestion Management Plan (CMP), adopted in 2004 by the Metropolitan Transportation Authority, does not identify Lakeview Canyon Road or Agoura Road as designated roadways. The CMP identifies the Ventura Freeway (Hwy 101) as the nearest designated roadway. However, the CMP guidelines only require analysis of intersection and freeway impacts if the project generates in excess of 50 peak hour trips or 150 peak hour trips, respectively. Since the maximum peak hour trip generation is only 15 trips, no analysis is required, and the impacts are deemed to be less than significant.

**XVI(c). Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No Impact:**

The proposed project would not affect air traffic patterns, because there are no airports within ten (10) miles of the project site, and the site is not located within a designated flight path. The closest commercial-use airports to the project site are the Camarillo Airport in Camarillo (18 miles), Oxnard Airport in Oxnard (26 miles), and the Van Nuys Airport in the San Fernando Valley, Bob Hope Airport in Burbank and Los Angeles International Airport (LAX), all more than 20 miles away. Moreover, since the project does not include structures that exceed the permitted height limits for the area, even low-flying aircraft would not be adversely affected.

**XVI(d). Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Less Than Significant Impact:**

The proposed project does not have the potential to increase hazards off-site because the new project will utilize an existing access point on Lakeview Canyon Road. Therefore, the potential for conflicts is less than significant.

**XVI(e). Result in inadequate emergency access? Less than Significant Impact:**

The proposed project is not likely to result in inadequate emergency access, because it must meet Los Angeles County Fire Protection District standards, which ensure new developments provide adequate emergency access. Furthermore, the project site and surrounding roadway network do not pose any unique conditions that raise concerns for emergency access, such as narrow, winding roads or dead-end streets. Thus, standard engineering practices are expected to achieve Los Angeles County Fire Protection District standards. Final project plans are subject to review and approval by the District to ensure that the site's access complies with all emergency access standards. With the required compliance with all Los Angeles County Fire Protection District standards, the project would not cause significant impacts due to inadequate emergency access.

**XVI(f). Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? Less Than Significant Impact** The proposed project would provide 124 standard parking stalls in surface parking spaces for users of the spa facility and hotel guest rooms. These spaces will also be used for parking for other facilities on the site. However, the majority of the traffic generation aside from the spa use would typically occur in the evening hours when the spa facility is closed. Therefore, the parking for this new facility is expected to be adequate to meet the increased parking demand. The project would result in a less than significant impact.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

**XVII(a). Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact:** The proposed project would not likely exceed wastewater treatment requirements because none of the proposed uses would generate atypical wastewater such as industrial or agricultural effluent. All wastewater generated by the proposed project is expected to be domestic sewage. Wastewater treatment facilities are designed to treat domestic sewage so wastewater treatment requirements are not anticipated to be adversely affected by the project.

**XVII(b). Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Less than Significant Impact:** The proposed spa facility and additional hotel guest rooms would increase the demand for water and wastewater service, but would be unlikely to require construction of new facilities. As discussed in Sections XVI (d) and (e) below, the increase to water/wastewater service demand that would result from the proposed project is likely minor in comparison to the existing service capacities of the water and wastewater service purveyor. Water and wastewater improvements required for the project are limited to on-site laterals and unit connections to the infrastructure systems, which are subject to connection fees. Also, existing water and wastewater infrastructure was designed to serve the area at urban scale, according to the Westlake Village General Plan. New water or wastewater treatment facilities are not necessary to accommodate the project's demand on the current infrastructure. Consequently, the facilities currently maintained by the service purveyor are likely adequate to serve the proposed project. Impacts are anticipated to be less than significant.

**XVII(c). Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Less Than Significant Impact:** The proposed project would not require substantial reconstruction of drainage facilities, nor would it require drainage facility expansion, because the project would redevelop a site that previously had similar drainage requirements. Specifically, the proposed redevelopment of impermeable surfaces (roadways, parking lots, and structures) would be comparable to the existing volume and velocity of stormwater that currently runs off-site. As required by the City of Westlake Village and the Countywide MS4 Permit, the final design of the development's drainage system would be engineered to limit post-development peak runoff discharge to rates equal to or less than pre-development peak runoff rates. Also, because the site is generally flat, there are no unusual drainage requirements. Any new impacts to the existing drainage facilities are anticipated to be less than significant.

**XVII(d). Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Less Than Significant Impact:** The proposed spa facility and additional hotel guest rooms would increase demand on local water supply, but would not require new or expanded entitlements. State and local water-conservation regulations

will apply to the project, including low-flow showerheads, low-volume toilets, and automatic irrigation controls with rain shut-off sensors.

The existing water supplies are allocated to serve the area at a scale conforming to the Westlake Village General Plan. New water supplies are not necessary to accommodate the project's demand. Any new impacts to existing water supplies are anticipated to be less than significant.

**XVII(e). e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Less Than Significant Impact:** The proposed spa facility and hotel guest rooms would generate additional wastewater, but the additional wastewater would be a minor percentage of the wastewater currently treated by the service purveyor, the Las Virgenes Municipal Water District (LVMWD). Additionally, state and local water-conservation regulations will apply to the project, including low-flow showerheads and low-volume toilets moderating the proposed project's wastewater generation. The existing wastewater treatment capacity is programmed to serve the area at a scale conforming to the Westlake Village General Plan. New wastewater treatment capacity is not necessary to accommodate the project's demand. Any new impacts to existing facilities are anticipated to be less than significant.

**XVII(f). Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Less Than Significant Impact:** The proposed spa facility and additional hotel guest rooms would be served by the Calabasas Landfill, which has sufficient capacity to serve the facility's needs. The project would generate additional solid waste and fractionally increase the use of the Calabasas Landfill, but this contribution would be minimal in comparison to the amount of solid waste the landfill currently accepts. Additionally, current recycling regulations would be applied to this project, further reducing its demands on landfill capacity. The Calabasas Landfill has a total capacity of 69,700,000 cubic yards and is permitted through the year 2028. This permitted capacity was established considering future growth in its service area. Landfill capacity is adequate to accommodate the project's demand. Any new impacts to existing facilities are anticipated to be less than significant.

**XVII(g). Comply with federal, state, and local statutes and regulations related to solid waste? No Impact:** The proposed project would comply with all regulations related to solid waste, because its waste generation would be managed largely by the facility's staff, and subject to City and County enforcement action. Applicable regulations include the California Integrated Waste Management Act, which in part requires that jurisdictions maintain a 50% or better diversion rate for solid waste. Westlake Village implements this requirement through its Source Reduction and Recycling Element (SRRE), its Household Hazardous Waste Element (HHWE), and its Municipal Code Chapter 5.3 (Integrated Waste Management). Specifically, Municipal Code Section 5.3.080 sets forth policies for collection agreements between the City and trash disposal contractors. These agreements commit the parties to comply with all state and federal laws, rules and regulations pertaining to solid waste handling services, and to implement state-mandated programs and the goals and policies of the City's SSRE and HHWE. Therefore, the project would be expected to comply with all solid waste regulations, and no associated impacts are anticipated.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:

**XVII(a). Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal**

**community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No Impact:**

As discussed in Section IV above, the proposed project would not have substantial impacts to special status species, stream habitat, or wildlife dispersal and migration. Furthermore, the proposed project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities. Similarly, as discussed in Section V above, the proposed project would not affect historical, archaeological, or paleontological resources and, thus would not eliminate any important examples of California history or prehistory. Therefore, the proposed project does not require a Mandatory Finding of Significance with regard to these resources.

**XVII(b). Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? Less Than Significant Impact with Mitigation:**

As discussed in Section XI above, the proposed project may contribute to cumulative noise impacts. However, with appropriate mitigation, these impacts can be reduced to less than significant levels.

**XVII(c). Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Less Than Significant Impact with Mitigation:**

As discussed in Sections III and XI above, the proposed project may have substantially adverse environmental effects with respect to air quality and noise conditions. However, with appropriate mitigation, these impacts can be reduced to less than significant levels.