

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018051064

Project Title: North Business Park Specific Plan

Lead Agency: City of Westlake Village

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Project Location: Westlake Village  
*City*

Los Angeles  
*County*

Project Description (Proposed actions, location, and/or consequences).

The North Business Park Specific Plan (NBPSP) proposes up to 1,017 residential units and up to 1,631,392 square feet of new non-residential development on approximately 200 acres in the City of Westlake Village (City). The NBPSP property is located in the northern portion of the City and is bounded by the I-101 Freeway on the south, Lindero Canyon Road on the east, Thousand Oaks Boulevard on the north, and the City limits and the (Ventura) County line on the west. The current NBPSP is the result of extensive community outreach and public participation which began in 2010. After the Conceptual Vision Plan and the Specific Plan document were refined in these workshops and work sessions, a public draft document was developed and the Program Environmental Impact Report (EIR) was prepared pursuant to the California Environmental Quality Act (CEQA). While the Program EIR was being prepared, economic and physical conditions changed, particularly with the development of the Shoppes at Westlake Village (Target Center) just east of the Specific Plan area, which lowered the market demand for some of the retail uses envisioned for the NBPSP. The traffic analysis in the EIR also indicated significant traffic impacts at a number of intersections. As a result, the City revisited the land use assumptions for future development and conducted further traffic and economic studies to achieve a revised buildout scenario for the NBPSP that better balances economic feasibility with acceptable intersection levels of service on the surrounding street system. The Program EIR examined potential environmental issues and recommended appropriate mitigation for future residential and non-residential development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Air Quality:** Significant impacts (AQMP inconsistency, daily construction emissions, and cumulative) even with mitigation.

MM 4.3-1: Variety of construction emission controls, dust control plan, Tier 3 engine limits, idling limits, restrict staging.

MM 4.3-2: Project-specific air quality studies and actions to control daily occupancy and operational emissions.

MM 4.3-3: Health risk assessments for uses that conflict with CARB 2005 Air Quality and Land Use Handbook limits.

**Biological Resources:** Less than significant impacts with mitigation

MM 4.4-1: Habitat assessment for listed/sensitive species in identified areas prior to development.

**Cultural Resources:** Less than significant impacts with mitigation.

MM 4.5-1: Historical assessment of any buildings older than 50 years prior to demolition - protection and added CEQA.

MM 4.5-2: Archaeological monitoring of grading and determining disposition of any archaeo or historical artifacts found.

MM 4.5-3: Paleontological monitoring during grading and determining disposition of any significant resources.

**Greenhouse Gas Emissions:** Significant contribution to cumulative significant emissions even with mitigation.

MM 4.7-1: Various operational programs to reduce energy use, vehicular use, water consumption, etc.

**Hazards and Hazardous Materials:** Less than significant impacts with mitigation.

MM 4.8-1: Phase I/Phase II investigations for future development and remediation where necessary.

**Population and Housing:** Significant increases in population and housing not accounted for in regional plans.

**Noise:** Less than significant impacts with mitigation.

MM 4.12-1: Noise plans for future developer per Noise Ordinance with construction equipment controls.

MM 4.12-2: Limit construction near schools and residences, plan staging to avoid school and residential impacts.

\*\*\* CONTINUED BELOW \*\*\*

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The main areas of local controversy are:

- \* potential increase in traffic congestion of nearby roads and intersections;
- \* consistency with regional planning goals and adopted plans (SCAG);
- \* consistency with the regional Air Quality Management Plan (SCAQMD); and
- \* localized air pollutant emissions and noise impacts on schools and residences.

CONTINUED FROM ABOVE

MM 4.12-3: Prepare Noise Plan and/or Blasting Plan where necessary for new development.

MM 4.12-4: Prepare Acoustical Studies for future residential development to show compliance with standards.

MM 4.12-5: Demonstrate future non-residential development complies with applicable noise standards.

MM 4.12-6: Prepare noise studies for future equipment to demonstrate compliance with applicable standards.

Parks and Recreation: Less than significant impacts with mitigation.

MM 4.15-1: Mixed use projects to provide specific amounts of common and private open space.

Transportation: Less than significant impacts with mitigation.

MM 4.16-1: Install various intersection improvements when and as indicated by the traffic study.

MM 4.16-2: Install various road improvements when and as indicated by the traffic study.

MM 4.16-3: Future development to prepare traffic studies to identify impacts/mitigation at the time of development.

Tribal Cultural Resources: Less than significant impacts with mitigation.

MM 4.17-1-3: Allow monitoring of grading by designated tribal representatives and protect resources as needed.

Utilities and Service Systems: Less than significant impacts with mitigation.

MM 4.18-1: Prepare water/sewer studies as needed if future development will exceed anticipated capacities.

MM 4.18-2: Prepare Water Supply Assessments as needed compared to local Urban Water Management Plan.

Provide a list of the responsible or trustee agencies for the project.

- \* U.S. Fish and Wildlife Service
- \* U.S. Army Corps of Engineers
- \* California Department of Fish and Wildlife
- \* California Department of Transportation
- \* County of Los Angeles
- \* Las Virgenes – Malibu Council of Governments
- \* Las Virgenes Municipal Water District
- \* Las Virgenes Unified School District
- \* Los Angeles Community College District
- \* Los Angeles County Fire Department
- \* Los Angeles County Flood Control District
- \* Los Angeles County Public Library System
- \* Los Angeles County Sheriff's Department
- \* Metropolitan Transportation Authority
- \* South Coast Air Quality Management District
- \* Southern California Association of Governments
- \* Southern California Edison Company
- \* Southern California Gas Company
- \* State Water Resources Control Board