



City of Agoura Hills

GENERAL PLAN

Housing Element, Community Conservation and Development,
Community Safety, Infrastructure and Community Services, and
Natural Resources Elements Update

Draft Subsequent Program Environmental Impact Report

SCH No. 2021090588

PREPARED FOR
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

PREPARED BY
EcoTierra Consulting
633 W. 5th Street, 26th Floor
Los Angeles, California 90071

APRIL 2022



This page left intentionally blank

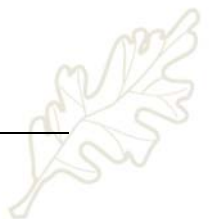


TABLE OF CONTENTS

I.	INTRODUCTION	I-1
	1. Introduction	I-1
	2. EIR Purpose, Intent and Legal Authority.....	I-1
	3. Lead, Responsible and Trustee Agencies.....	I-1
	4. Type of EIR	I-2
	5. Environmental Review Process.....	I-2
	6. Environmental Impact Report Background	I-4
	7. EIR Scope and Content.....	I-5
II.	EXECUTIVE SUMMARY	II-1
	1. Introduction	II-1
	2. Project Summary.....	II-1
	3. Project Objectives	II-1
	4. Areas of Controversy	II-2
	5. New Alternatives Are Considered.....	II-2
	6. Comparison of Environmental Impacts	II-4
III.	PROJECT DESCRIPTION.....	III-1
	1. Project Location	III-1
	2. Project Characteristics	III-1
	A. Current General Plan	III-1
	B. Description of the Project.....	III-3
	3. Proposed General Plan Edits, Goals and Policies.....	III-22
	4. Project Objectives	III-38
	5. Requested Actions	III-38
IV.	ENVIRONMENTAL IMPACT ANALYSIS	IV-1
	A. Aesthetics.....	IV.A-1
	B. Air Quality	IV.B-1
	C. Biological Resources.....	IV.C-1



D. Cultural Resources and Tribal Cultural ResourcesIV.D-1

E. Geology and Soils IV.E-1

F. Hazards and Hazardous Materials IV.F-1

G. Hydrology and Water Quality IV.G-1

H. Land Use and Planning..... IV.H-1

I. Noise IV.I-1

J. Population and Housing.....IV.J-1

K. Public Services

Fire and Emergency Response IV.K.1-1

Police Protection IV.K.2-1

Schools IV.K.3-1

Library Services IV.K.4-1

L. Recreation IV.L-1

M. Transportation/TrafficIV.M-1

N. Utilities and Service Systems

Water Supply..... IV.N.1-1

Wastewater..... IV.N.2-1

Solid Waste IV.N.3-1

Energy IV.N.4-1

O. Climate Change IV.O-1

V. OTHER CEQA CONSIDERATIONS V-1

1. Introduction V-1

2. Growth Inducing Impacts..... V-1

3. Significant Irreversible Environmental Changes V-3

4. Significant Unavoidable Environmental Effects..... V-4

VI. ALTERNATIVES TO THE PROPOSED PROJECT VI-1

1. Introduction VI-1

2. Alternatives Considered and Rejected as Infeasible VI-3

3. Summary of Alternatives Selected and Alternatives Analysis VI-5



4. Environmentally Superior Alternative VI-7

VII. PREPARERS OF THE EIR VII-1

VIII. REFERENCES VIII-1

APPENDICES

- Appendix A: NOP and NOP Comment Letters
- Appendix B: Draft Housing Element
- Appendix C: Revised General Plan Elements
- Appendix D: Air Quality and Greenhouse Gas Emissions Data
- Appendix E: Biological Resources
- Appendix F: Cultural Resources/Tribal Consultation
- Appendix G: Noise Data
- Appendix H: VMT Analysis



LIST OF FIGURES

Figure III-1, Regional Location and Project Vicinity Map.....	III-2
Figure III-2, Housing Element Opportunity Sites Map.....	III-8
Figure III-3, Existing General Plan Designations	III-12
Figure III-4, Proposed General Plan Designations	III-13
Figure IV.C-1, CNDDM Occurances Agoura Hills.....	IV.C-5
Figure IV.E-1, Regional Fault Map.....	IV.E-5
Figure IV.I-1, Traffic Noise Contours 2029	IV.I-26
Figure IV.I-2, Traffic Noise Contours 2029 Including GPU	IV.I-27
Figure IV.I-3, Traffic Noise Contours 2035 Including GPU	IV.I-34
Figure IV.L-1, Recreational Facilities	IV.L-4
Figure IV.L-2, Trail Network	IV.L-6
Figure IV.L-3, Bikeways	IV.L-7



LIST OF TABLES

Table II-1, Comparison of Agoura Hills General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts II-4

Table III-1, City of Agoura Hills Regional Housing Needs Assessment 2021-2029 III-5

Table III-2, Summary of Potential Housing Units..... III-5

Table III-3, Summary of Vacant Single-Family Residential Parcels III-6

Table III-4, Housing Element Opportunity Sites..... III-9

Table III-5, Proposed AHO Standards..... III-14

Table III-6, Existing Standards III-14

Table IV.B-1, Ambient Air Quality Standards Applicable in California..... IV.B-3

Table IV.B-2, Summary of Ambient Air Quality in the West San Fernando Valley Los Angeles County Area IV.B-9

Table IV.B-3, General Plan 2010 Regional Operational Emissions (lbs/day) IV.B-25

Table IV.B-4, Year 2029 General Plan Update Regional Operational Emissions (lbs/day) IV.B-26

Table IV.B-5, Year 2035 General Plan 2010 and GPU Regional Operational Emissions (lbs/day)..... IV.B-26

Table IV.C-1, Special-Status Plant Species IV.C-3

Table IV.C-2, Special-Status Wildlife Species IV.C-4

Table IV.E-1, Maximum Credible Earthquakes for Active Faults in the Region IV.E-4

Table IV.E-2, Modified Mercalli Intensity Scale IV.E-6

Table IV.F-1, Agoura Hills Envirofacts Database Search Results..... IV.F-5

Table IV.F-2, Agoura Hills GeoTracker Database Search Results..... IV.F-7

Table IV.H-1, Housing Element Opportunity Sites Existing General Plan and Zoning IV.H-8

Table IV.H-2, SCAG Connect SoCal Consistency Analysis..... IV.H-31

Table IV.I-1, Decibel Scale and Common Noise Sources..... IV.I-4

Table IV.I-2, Construction Vibration Damage Criteria IV.I-15

Table IV.I-3, Groundborne Vibration and Groundborne Noise Impact Criteria for General Assessment..... IV.I-16



Table IV.I-4, Guidelines for Noise Compatible Land Use	IV.I-17
Table IV.I-5, Guideline Vibration Damage Potential Threshold Criteria	IV.I-18
Table IV.I-6, Interior and Exterior Noise Standards	IV.I-19
Table IV.I-7, Vibration Source Levels for Construction Equipment	IV.I-30
Table IV.J-1, Changes in Total Population, 1990–2021.....	IV.J-3
Table IV.J-2, Household Type, 2000 and 2020.....	IV.J-4
Table IV.J-3, Housing Stock Growth	IV.J-5
Table IV.J-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045	IV.J-7
Table IV.J-5, Project Comparison to SCAG Growth Forecast	IV.J-15
Table IV.K.1-1, Fire Station Facilities.....	IV.K.1-2
Table IV.K.3-1, Public Schools Serving the City of Agoura Hills	IV.K.3-2
Table IV.L-1, Recreational Facilities in the City of Agoura Hills	IV.L-3
Table IV.M-1, VMT Thresholds of Significance	IV.M-26
Table IV.M-2, General Plan Update Buildout Summary By Site	IV.M-28
Table IV.M-3, Total Employment Square Footage and Household Gains	IV.M-29
Table IV.M-4, Project VMT Impact Evaluation – Efficiency Metrics	IV.M-30
Table IV.M-5, Total VMT Evaluation	IV.M-31
Table IV.M-6, Transportation Demand Management Strategies and Maximum VMT Reduction	IV.M-32
Table IV.N.1-1, Recent and Projected Water Supply (AFY).....	IV.N.1-2
Table IV.N.1-2, LVMWD Water Supply and Demand Comparison (AFY).....	IV.N.1-5
Table IV.N.1-3, Total Water Demands Projections Under the Project	IV.N.1-19
Table IV.N.2-1, Total Wastewater Generation Projections Under the Project	IV.N.2-6
Table IV.N.3-1, Estimated Solid Waste Generation Under the Project	IV.N.3-10
Table IV.N.4-1, SCE 2019 Power Content Mix	IV.N.4-3
Table IV.O-1, Description of Identified GHGs	IV.O-3
Table IV.O-2, Atmospheric Lifetimes and Global Warming Potentials.....	IV.O-5
Table IV.O-3, Communitywide GHG Emissions by Sector for 2018.....	IV.O-6

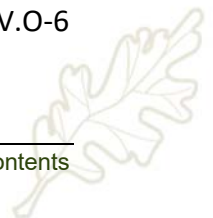


Table IV.O-4, Mass GHG Reduction Targets for Community Emissions IV.O-32
Table IV.O-5, General Plan 2010 Operational Greenhouse Gas Emissions IV.O-35
Table IV.O-6, GPU-Related Operational Greenhouse Gas Emissions 2029 IV.O-36
Table IV.O-7, Cumulative Operational Greenhouse Gas Emissions 2035 IV.O-37
Table IV.O-8, Consistency with CARB 2008 Scoping Plan Policies and Measures IV.O-39



I. INTRODUCTION

1. INTRODUCTION

This document is a Subsequent Program Environmental Impact Report (SEIR) for the proposed City of Agoura Hills Housing Element, Community Conservation and Development Element, Community Safety Element, and Infrastructure and Community Services Element General Plan Update (hereafter referred to as the project, or General Plan Update [GPU]) in the City of Agoura Hills, California.

The project is the adoption of the General Plan Update of the City of Agoura Hills, which includes the 2021-2029 Housing Element, and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements (the “General Plan Update” or “GPU”) and adoption of land use and zoning regulations (i.e., Agoura Hills Zoning Code and Specific Plan amendments) and the corresponding amendments to the Zoning Map to create and implement the Affordable Housing Overlay District. The proposed project is described in more detail in Section II, Project Description.

2. EIR PURPOSE, INTENT AND LEGAL AUTHORITY

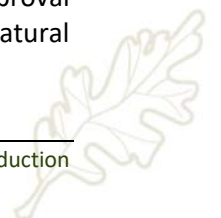
The California Environmental Quality Act (CEQA) was enacted in 1970 with the objective to inform the public and decision makers of the potential environmental effects of a proposed project. CEQA applies to all discretionary projects proposed to be carried out or approved by California public agencies, including state, regional, county, and local agencies. The proposed project requires discretionary approval (adoption by City Council) from the City of Agoura Hills (City) and, therefore, is subject to CEQA.

This subsequent environmental impact report (SEIR) analyzes the potential environmental impacts that may result from the implementation of the proposed project located in the City of Agoura Hills. The SEIR is intended as an informational document for public agencies, the general public and City of Agoura Hills decision-makers regarding the significant environmental impacts that could result from the proposed project. The CEQA process was established to enable public agencies to evaluate a project in terms of its environmental consequences, to examine and implement mitigation measures for eliminating or reducing any potentially adverse impacts, and to consider alternatives to the project. While CEQA Guidelines Section 15021(a) requires that major consideration be given to avoiding environmental damage, the lead agency and other responsible public agencies must consider the information in the SEIR and balance adverse environmental effects against other public objectives, taking into account economic, legal, social, and technological factors.

3. LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The State CEQA Guidelines (California Code of Regulations Section 15000 et seq) define lead, responsible, and trustee agencies. For purposes of CEQA compliance, the City of Agoura Hills is identified as the lead agency for this project. The lead agency is responsible for preparing this SEIR in accordance with CEQA (Public Resources Code Section 21000 et seq) and the State CEQA Guidelines. As mandated by the CEQA Guidelines, the SEIR reflects the lead agency’s independent review and judgment and objectivity with regard to the scope, content, and adequacy of analysis.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project and a trustee agency refers to a state agency having jurisdiction by law over natural



resources affected by a project. The California Department of Fish and Wildlife is considered a trustee agency. There are no responsible agencies for the proposed project.

4. TYPE OF EIR

The 2021 General Plan SEIR is a subsequent EIR. As defined in Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, a subsequent EIR shall be prepared where substantial changes are proposed in the project which require major revisions of the previous EIR; substantial changes occur with respect to the circumstances under which the project is undertaken requiring major revisions of the previous EIR; or new information of substantial importance, which was not known and could not have been known, at the time the previous EIR was certified as complete shows new or more severe environmental impacts.

The City of Agoura Hills 2021-2029 Housing Element (6th Cycle) is an update to the 2014-2021 Housing Element (5th Cycle). To accommodate required housing, the 2021-2029 Housing Element requires updates to the Land Use and Community Form section and Land Use Map of the Community Conservation and Development Element of the City of Agoura Hills General Plan, along with a re-zoning program and conforming Specific Plan Amendments. The update also includes updates to the Safety Element to comply with state law. Additionally, the City adopted Transportation Assessment Guidelines for Vehicle Miles Traveled in July 2020; therefore, the Mobility section of the Community Conservation and Development Element will be updated to incorporate the Transportation Assessment Guidelines for Vehicle Miles Traveled. No portion of the City of Agoura Hills is considered a “disadvantaged community” pursuant to Government Code Section 65302(h), therefore the GPU does not include goals and policies pertaining to environmental justice.

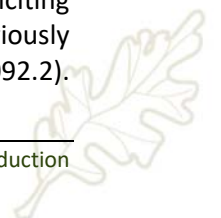
The City prepared a comprehensive update to its General Plan in 2010 (General Plan 2035, hereinafter called the General Plan 2010) and a General Plan Program EIR, which was certified in February 2010, hereinafter referred to as the General Plan EIR 2010. As defined in Section 15168, a program EIR is an EIR prepared on a series of actions that can be characterized as one large project and are related either (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. This SEIR is required, as the General Plan Update proposes substantial changes to the City’s General Plan 2010. Therefore, this SEIR specifically considers whether the proposed project would result in new significant impacts not identified in the General Plan EIR 2010. This SEIR also discusses any pertinent new information or changes in circumstances that could result in new significant impacts not identified in the General Plan EIR 2010 or a substantial increase in the severity of the previously identified significant impacts. Previously imposed mitigation measures from the General Plan EIR 2010 are identified and, where appropriate, are clarified, refined, revised, or deleted. This SEIR also identifies whether or not new mitigation measures are required.

5. ENVIRONMENTAL REVIEW PROCESS

In general, the environmental review process for an SEIR is as follows, presented in sequential order.

A. Notice of Preparation

After deciding that an EIR is required, the lead agency must file a Notice of Preparation (NOP) soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (CEQA Guidelines Section 15082; Public Resources Code Section 21092.2).



Notice of Preparations are posted for 30 days on the lead agency's website. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the proposed project could create significant environmental impacts.

B. Draft Subsequent Environmental Impact Report

The Draft SEIR must contain the following:

- Table of contents or index
- Summary
- Project description
- Environmental setting
- Discussion of potentially significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts)
- Discussion of alternatives
- Mitigation measures

C. Notice of Completion/Notice of Availability of Draft SEIR

A lead agency must file a Notice of Completion (NOC) with the State Clearinghouse when it completes a Draft SEIR and prepare a public Notice of Availability (NOA) for the Draft EIR. Notice of Availabilities are posted for 30 days on the lead agency's website. Additionally, public notice of the Draft SEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. When a Draft SEIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the State Clearinghouse (Public Resources Code 21091) approves a shorter period no less than 30 days.

D. Final SEIR

Once the lead agency has publicly circulated the Draft SEIR and collected all of the comments provided by public agencies and the general public, responses are prepared in writing that are included in the Final SEIR.

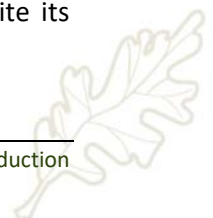
A Final SEIR must include: a) revisions to the Draft SEIR if necessary; b) copies of comments received during public review; c) a list of persons and entities commenting; d) responses to comments; and e) any other information added by the lead agency.

E. Certification of Final SEIR

Prior to making a decision on a proposed project, the lead agency must certify that: a) the Final SEIR has been completed in compliance with CEQA; b) the Final SEIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the Final SEIR prior to approving a project (CEQA Guidelines Section 15090).

F. Lead Agency Project Decision

A lead agency may: a) deny a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its



significant environmental effects, if the proper findings and Statement of Overriding Considerations are adopted (CEQA Guidelines Sections 15042 and 15043).

G. Findings/Statement of Overriding Considerations

For each significant impact of the project identified in the SEIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA Guidelines Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.

H. Mitigation Monitoring Reporting Program

When an agency makes findings on significant effects identified in the SEIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.

I. Notice of Determination

An agency must file a Notice of Determination (NOD) within five (5) days after deciding to approve a project for which an SEIR is prepared (CEQA Guidelines Section 15094). A local agency must file the NOD with the State Clearinghouse. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the NOD starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167[c]).

6. ENVIRONMENTAL IMPACT REPORT BACKGROUND

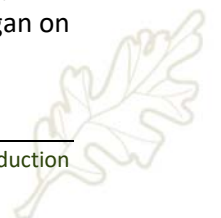
In accordance with the state CEQA Guidelines and the City's CEQA Guidelines the following steps have been conducted for this General Plan Update SEIR:

A. Notice of Preparation

Based on a preliminary review of the project, the City of Agoura Hills determined that the project could result in potentially significant environmental impacts. Therefore, the City prepared and circulated a Notice of Preparation (NOP) to the State Clearinghouse, relevant agencies, and interested parties. The City circulated the NOP for this project for 30 days, from September 30, 2021 to November 1, 2021. The NOP was also posted on the City's website. A total of 10 comment letters/e-mails were received in response to the NOP, 35 letters/e-mails were provided in conjunction with the scoping meeting, and four persons provided oral comments at the scoping meeting. The NOP and scoping meeting comment letters/e-mails, and summary of oral comments are provided in Appendix A to this SEIR.

B. Draft SEIR and Public Review Period

The City has prepared and distributed a Notice of Availability (NOA) announcing the availability of a Draft SEIR for the proposed project to relevant agencies, neighborhood groups, NOP commenters, and interested parties. The NOA was also posted on the City's website. The Draft SEIR public review began on April 28, 2022, and will end on June 13, 2022.



The Draft SEIR is available to the general public for review at the following locations:

City of Agoura Hills website: <https://www.agourahillscity.org/department/planning-community-development/general-plan>

City of Agoura Hills, Planning Counter
30001 Ladyface Court
Agoura Hills, CA 91301

Agoura Hills Library
29901 Ladyface Court
Agoura Hills, CA 91301

7. EIR SCOPE AND CONTENT

This Draft SEIR has identified environmental issue areas that were determined not to be significant due either to the programmatic nature of the project, project location, or lack of relevant resource. These environmental topics were scoped out from detailed analysis in the SEIR, and are discussed in Section VII. Effects Found Not To Be Significant. These issues are listed below:

- Agricultural and Forestry Resources – All subtopics
- Mineral Resources – All subtopics

The SEIR addresses the environmental issues where the proposed Project could result in potentially significant impacts. The scope of the environmental issues to be analyzed in this SEIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use/Planning
- Noise
- Population and Housing
- Public Services, including Police and Fire Protection Services
- Recreation
- Transportation
- Utilities and Service Systems, and Energy

This SEIR addresses the abovementioned issues and identifies the potential environmental impacts, including project specific and cumulative effects, of the proposed project. Cumulative impacts, which consider other projects within the City, are discussed in each resource area analysis section of SEIR. The cumulative analyses are based on the General Plan as a whole and its potential to produce related or cumulative impacts on the environment. In addition, the SEIR recommends mitigation measures, where feasible, that would eliminate or reduce significant environmental effects.



Additionally, since the preparation of the General Plan EIR 2010, the CEQA Appendix G thresholds have undergone amendments and revisions. Therefore, this SEIR responds to those revisions and updates the analysis for the General Plan Update to respond to the most current Appendix G thresholds, including the addition of wildfire to Appendix G and changes to transportation thresholds to reflect the removal of Level of Service (LOS) as the transportation impact metric and the adoption of Vehicle Miles Traveled (VMT) as the new metric

Section VI. Alternatives, of the SEIR was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives discussion evaluates the CEQA required “no project” alternative and two alternative scenarios. It also identifies the environmentally superior alternative among the alternatives assessed.

The SEIR references pertinent City policies and guidelines, certified EIRs, adopted CEQA documents, and background documents prepared by the City. A full reference list is contained in Section VII, *References*.

The level of detail contained throughout this SEIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. The *Guidelines* state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure. (Section 15151)



II. EXECUTIVE SUMMARY

1. INTRODUCTION

This summary is intended to highlight the major areas of importance in the environmental analysis for the proposed project as required by Section 15123 of the CEQA Guidelines. The summary includes a brief description of the project, the project objectives, areas of controversy/issues to be resolved, and a summary of alternatives to the proposed project. In addition, this chapter provides a table summarizing: potential environmental impacts that would occur as a result of the proposed project and the recommended mitigation measures and/or project requirements that avoid or reduce significant environmental impacts.

2. PROJECT SUMMARY

The project is the adoption of the General Plan Update of the City of Agoura Hills, which includes the 2021-2029 Housing Element, and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements (the “General Plan Update” or “GPU”) and adoption of land use and zoning regulations (i.e., Agoura Hills Zoning Code and Specific Plan amendments) and the corresponding amendments to the Zoning Map to create and implement the Affordable Housing Overlay District.

In addition to the Housing and Community Conservation and Development Element updates, the City is required to make other changes to the General Plan in response to recent state legislation, including goals and policies for wildland and urban fire hazards, flood hazards, a climate change vulnerability assessment, and climate change adaptation and resiliency strategies in the Community Safety Element. Additionally, the City recently adopted Transportation Study Guidelines for Vehicle Miles Traveled (VMT) in July 2020. Goals and policies are updated to reflect the use of VMT methodology when assessing development project traffic under CEQA, per state requirements, in the Mobility section of the Infrastructure and Community Services Element. Policies and text in the Natural Resources Element relating to air quality and the location of certain housing opportunity sites along major traffic corridors is being updated.

3. PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires that a statement of objectives for the project includes the underlying purpose of the project.

The major objectives for the proposed project are as follows:

- Update the Housing Element to accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) allocation by identifying housing opportunity sites that meet all statutory requirements and follow state guidelines.
- Prepare a Housing Element Update that ensures adequate site capacity that creates a buffer above the City’s RHNA allocation to minimize the need to up-zone property on an ad-hoc basis and helps avoid violations of the state’s no net low provision for housing (Government Code Section 65863).
- Prepare a Housing Element Update that promotes the development of new housing for all income levels in a manner that minimizes impacts to the City’s small town ambience, maintains the character of existing residential neighborhoods, and ensures development is in harmony with surrounding land uses.

- Update other Elements of the General Plan to meet state legal requirements and align with the Housing Element Update.
- Prepare a Housing Element Update and other General Plan Elements that continue to support Agoura Hills as a safe and vibrant place to work, live, play, and visit by providing city services matching the community's needs, promoting community engagement, and promoting economic viability and thriving town centers, consistent with the needs of the community.
- Prepare a Housing Element Update and update other General Plan Elements that protect the environment through responsible stewardship of the City's open spaces and hillsides, and other natural resources, and promote environmental sustainability.

4. AREAS OF CONTROVERSY

A total of 10 comment letters/e-mails were received in response to the NOP, 35 letters/e-mails were provided in conjunction with the scoping meeting, and four persons provided oral comments at the scoping meeting. Issues raised in these comments included the identification of certain opportunity sites, particularly the shopping center sites, traffic, emergency evacuation routes, wildfire hazards, open space, affordable housing, biological resources (impacts on wildlife corridors and wildlife, special status species), and tribal cultural resources.

5. ALTERNATIVES

The General Plan EIR 2010 analyzed three alternatives: No Build; No Project/Existing General Plan Buildout; and Reduced Density.

The consideration of alternatives to the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements involved revisiting the alternatives set forth in the General Plan EIR 2010, as they would apply to the current project. These alternatives would not meet the primary objective of the project to accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation and were determined to be infeasible. An additional alternative, to identify additional opportunity sites to replace the sites identified in the Housing Element, was considered and determined to be infeasible based on inability to achieve project objectives.

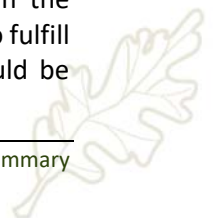
The range of alternatives considered in the analysis of alternatives included:

A. No Project

Because CEQA requires consideration of a No Project alternative, the No Project/Existing General Plan Buildout alternative from the General Plan EIR 2010 was identified as the No Project alternative for this project. However, as noted above, while this alternative would reduce the significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards), the alternative would not include the opportunity sites needed to fulfill the City's 6th Cycle RHNA allocation. Therefore, this alternative would be inconsistent with the project objectives.

B. Reduce Opportunity Sites

Under this alternative, the number of opportunity sites would be reduced and the density on the remaining sites would be increased to accommodate the same level of residential growth needed to fulfill the City's 6th Cycle RHNA allocation. Because the overall number of residential units that would be



accommodated under the Housing Element would remain the same as the project, the alternative would have similar significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards) as the project. However, because of the increased density of development on certain opportunity sites, the alternative would have potentially greater impacts (though still less than significant impacts) to Aesthetics, Hazards (i.e., Wildfire), Land Use and Planning (i.e., effects on neighborhoods) and Public Services than the project at the locations of the remaining sites. While this alternative would achieve the project objective of fulfilling the City's 6th Cycle RHNA allocation, it would potentially achieve the project objectives to a lesser degree than the project.

C. Variable Density

Under this alternative, the number and location of opportunity sites would remain the same as the project, but the allowable density would vary among the sites. Because the overall number of residential units that would be accommodated under the Housing Element would remain the same as the project, the alternative would have similar significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards) as the project. However, because of the increased density of development on certain opportunity sites, the alternative would have potentially greater impacts (though still less than significant impacts) to Aesthetics, Hazards (i.e., Wildfire), Land Use and Planning (i.e., effects on neighborhoods) and Public Services than the project on sites where the allowable density is increased compared to the project. While this alternative would achieve the project objective of fulfilling the City's 6th Cycle RHNA allocation, it would potentially achieve the project objectives to a lesser degree than the project. This alternative would, however, potentially permit the application of higher density limits to less sensitive areas.

D. Environmentally Superior Alternative

In general, the environmentally superior alternative is the alternative that would generate the least amount of adverse impacts. In this case, the No Project Alternative (Alternative A) would result in fewer impacts on the existing environment. However, Alternative A would meet none of the objectives of the project. However, Section 15126.6(e)(2) of the *State CEQA Guidelines* states that if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Alternative C, Variable Density, would be the environmentally superior alternative. In some environmental areas, Alternative C could result in lower impacts than the project in certain locations due to reduction of development density in those locations. However, Alternative C would potentially increase impacts compared to the project on sites where density is increased and would therefore meet the project objectives to a lesser degree than the project.

6. COMPARISON OF ENVIRONMENTAL IMPACTS

Table II-1, Comparison of Agoura Hills General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts, compares the environmental impacts of this SEIR for the General Plan Update project with the findings of the General Plan DEIR 2010.



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p>Aesthetics</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis:</p> <ol style="list-style-type: none"> 1. The project will not obstruct the view of a scenic vista from passersby on the site’s adjacent rights-of-way by more than 50 percent of the length of the project site. Scenic vistas include the following: Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan. The measurement shall be made from the nearest edge of the nearest vehicle travel line from the site. 2. No development will occur on primary and secondary ridgelines that are identified in the General Plan. 3. All light poles, standards and fixtures will not exceed a height of 16 feet measured from finished grade. The maximum 16 feet in height shall include all elements of the light, such as pole and light fixture combined. 4. All exterior lighting will be designed and shielded to face downward. Roof mounted lights are prohibited. Illumination levels shall not exceed one (1) foot-candle at the property lines, measured at ground level. 5. No mirrored glass and gloss tiles building materials are included in the project. Steel, aluminum and metallic finishes may be used provided they have a non-reflective coating or other property of the materials that make them non-reflective. 6. No development will occur on slopes above thirty-five (35) percent. For development on sites with an average 10 percent or higher slope, structures are located with a minimum building setback of thirty (30) feet to the top of slope. 			
<i>Impact A-1: Would the project have a substantial adverse effect on a scenic vista?</i>	Similar	None Required	Less than Significant
<i>Impact A-2: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>	Similar	None Required	No Impact
<i>Impact A-3: Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</i>			
<i>Impact A-4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>	Similar	None Required	Less than Significant
<p>Air Quality</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis:</p> <ol style="list-style-type: none"> The project will comply with the objective standards of the South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, Rule 1403 for asbestos containing materials, and Regulation XIII for new on-site nitrogen oxide emissions. The project will comply with Tier 4 construction equipment measures of the SCAQMD unless an air quality analysis is completed by the project applicant demonstrating that the level of emissions does not trigger the need for Tier 4 construction equipment measures. 			
<i>Impact B-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?</i>	Similar	No feasible Mitigation Measures available.	Significant and Unavoidable
<i>Impact B-2: Would the project 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?</i>	Construction – Similar Operational - Similar	AQ-1: GP EIR MM 4.2-1. If, during subsequent project-level environmental review conducted for individual development projects, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of Agoura Hills Planning Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document	Construction - Significant and Unavoidable Operational – Significant and Unavoidable



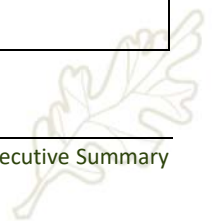
**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
		<p>prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:</p> <p>Fugitive Dust Control Measures</p> <ul style="list-style-type: none"> ■ Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice-daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. ■ The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less. ■ If importation, exportation and stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard. ■ After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed. 	



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
		<ul style="list-style-type: none"> ■ All material transported off-site shall be securely covered to prevent excessive amounts of dust. NOx Control Measures ■ When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators. ■ When feasible, on-site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or, propane or butane (to replace gasoline-fueled equipment). ■ Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel fueled vehicles when methanol or natural gas alternatives are not available. <p>VOC Control Measures</p> <ul style="list-style-type: none"> ■ Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. <p>Other Ozone Precursor Control Measures</p> <ul style="list-style-type: none"> ■ Equipment engines should be maintained in good condition and in proper tune as per manufacturer’s specifications. ■ Schedule construction periods to occur over a longer time period (i.e., lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously. 	



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
		<ul style="list-style-type: none"> ■ Use new technologies to control ozone precursor emissions as they become readily available. 	
<i>Impact B-3: Would the project expose sensitive receptors to substantial pollutant concentrations?</i>	<p align="center">Construction – Similar</p> <p align="center">Operational - Similar</p>	See AQ-1: GP EIR MM 4.2-1 above.	<p align="center">Construction – Significant and Unavoidable</p> <p align="center">Operations – Less Than Significant</p>
<i>Impact B-4: Would the Project result in other emissions (such as those leading to odors) affecting a substantial number of people?</i>	Similar	None Required	Less Than Significant

Biological Resources

For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis:

1. If the project would remove, or encroach greater than 25 percent into the root zone or canopy zone of, a protected oak tree per the City’s Oak Tree Ordinance and Guidelines (Valley Oak, Coast Live Oak), one (1) 24-inch box minimum oak tree of the same species will be planted on the site. For scrub oak species protected per the City’s Oak Tree Ordinance and Guidelines, on-site replacement for removal shall be equal to the square footage of the area removed, with scrub oaks of the same species planted to a three foot on center spacing within the replacement area.
2. If the project would remove oak trees, not more than 25 percent of the total estimated tree canopy or root structure of all protected oak trees on the project parcel(s) that have a combined total of 1-10 oak trees will be removed. Not more than 35 percent of the total estimated tree canopy or root structure of all protected oak trees on the project parcel(s) that have a combined total of 11 or more oak trees will be removed. Protected oak trees are defined in the City’s Oak Tree Ordinance and Guidelines.
3. The project will provide a 50-foot buffer from the edge of any wetland, riparian, or other sensitive natural community identified in a local or regional plan, policy or regulation, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS), that will be maintained as natural open space. Only planting of native species and unpaved walking trails will be allowed within the buffer. As permitted by applicable state and federal regulatory agencies, storm drain outlets into creeks and other riparian drainages are allowed that meet City Best Management Practices (BMPs) for storm water and erosion control.
4. The project will not conflict with state or federal regulations pertaining to special status plant or animal species, or that would have an adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive or special status species in local or regional plans, polices or regulations, or by the CDFW or USFWS unless the applicant/developer obtains the required permit(s) from the CDFW or USFWS.



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p>5. The project will provide and maintain a minimum 100-foot buffer on-site from any on-site or off-site special status plant species, including those identified as candidate, sensitive or special status by the CDFW or USFWS, and a minimum 50-foot buffer from those special status plant species identified in local or regional plans, policies or regulations. No soil disturbance, landscaping (except that related to restoration of such plant species) or placement of structures, including buildings, driveways, pedestrian paths, or infrastructure are permitted in the buffer.</p> <p>6. The project will not result in the taking of any migratory bird species protected by the Federal Migratory Bird Treaty Act (including killing, capturing, selling, trading and transporting) without prior authorization by the USFWS. Nesting bird surveys will be conducted by a qualified professional biologist no more than seven (7) days prior to the beginning of any project-related physical activity, such as vegetation clearance, use and transport of equipment, mobilization and construction, likely to impact migratory songbirds or raptors that occurs between January 1 and September 15, the bird nesting season. If such project activity ceases for longer than 7 days, additional surveys will be conducted prior to re-commencing the activity. If such species are identified, a no-disturbance buffer of 300 feet around active perching birds and songbirds will be implemented. A no-disturbance buffer of 500 feet around active non-listed as threatened or endangered raptor nests, and 0.5 mile around active listed birds shall be implemented. The buffers will be maintained until the breeding season has ended or until a qualified professional biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.</p>			
<p><i>Impact C-1: Would the project 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?</i></p>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">Less than Significant</p>
<p><i>Impact C-1: Would the project 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</i></p>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">Less than Significant</p>



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>Fish and Game or U.S. Fish and Wildlife Service?</i>			
<i>Impact C-2: Would the project 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 U.S. Fish and Wildlife Service?</i>	Similar	None Required	Less than Significant
<i>Impact C-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i>	Similar	None Required	Less than Significant
<i>Impact C-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species to with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</i>	Similar	None Required	Less than Significant
<i>Impact C-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>Impact C-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i>	Similar	None Required	No Impact
<p>Cultural Resources</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis:</p> <ol style="list-style-type: none"> Based on the results of a Phase I cultural resource report, all significant cultural resources on a site will be either preserved in situ, or will be recovered in a data recovery plan as recommended by a professional archaeologist (Society for California Archaeology’s professional qualifications for Principal Investigator). If Native American or tribal cultural resources exist on the site, the applicant will enter into a Cultural Resources Treatment Agreement with a local Native American Tribe traditionally and culturally affiliated with Agoura Hills that is acknowledged by the Native American Heritage Commission, which shall address the following: (1) treatment and disposition of cultural resources; (2) designation, responsibilities, and participation of professional Tribal monitors during grading, excavation and ground disturbing activities; (3) project grading and development scheduling; (4) terms of compensation for the Tribal monitors; (5) treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site; (6) Tribal monitor’s authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and (7) the applicant’s agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project site, to the Tribe for proper treatment and disposition; and the applicant’s agreement that all Tribal sacred sites are to be avoided and preserved. In compliance with state law, if human remains are unearthed, the project developer, pursuant to State Health and Safety Code Section 7050.5, will contact the County Coroner and ensure no further disturbance occurs until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner within 24 hours will notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. No historic resource eligible for the State Register of Historical Resources or the National Register of Historic Places will be removed, or its integrity affected to the extent that it is no longer eligible for listing, unless the resource has been adequately documented and treated pursuant to the requirements of the State Register of Historical Resources or the National Register of Historic Places and the Secretary of the Interior Standards for the Treatment of Historic Properties. 			



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>Impact D-1: Would the project create a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?</i>	Lower	None Available	Less Than Significant
<i>Impact D-2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 or disturb human remains?</i>	Similar	None Required	Less than Significant
<p><i>Impact D-3: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></p> <p><i>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</i></p> <p><i>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources</i></p>	Public Resources Code section 21074 was not in effect at the time of the 2010 General Plan Update	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p><i>Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</i></p>			
<p>Geology and Soils</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis:</p> <ol style="list-style-type: none"> 1. All recommendations/requirements of the project geotechnical report prepared by a licensed engineering geologist or geotechnical engineer pursuant to the Los Angeles County Public Works Department Manual for the Preparation of Geotechnical Reports standards are incorporated into the project design and reflected in the project plans submitted as part of the application for a planning permit and for a building permit. 2. If during excavation, paleontological resources are discovered, a qualified professional paleontologist will evaluate the find and provide recommendations for the treatment of the resource. 			
<p><i>Impact E-1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</i></p> <p><i>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues 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),</i></p> <p><i>ii. Strong seismic ground shaking,</i></p> <p><i>iii. Seismic-related ground failure, including liquefaction, or</i></p> <p><i>iv. Landslides?</i></p>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">Less than Significant</p>



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>Impact E-2: Would the project result in substantial soil erosion or the loss of topsoil?</i>	Similar	None Required	Less than Significant
<i>Impact E-3: Would the project 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?</i>	Similar	None Required	Less than Significant
<i>Impact E-4: Would the project be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</i>	Similar	None Required	Less than Significant
<i>Impact E-5: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of water?</i>	Similar	None Required	No Impact
<i>Impact E-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>	NA *	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p>Hazards and Hazardous Materials</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis: (Note: project must meet all requirements of county, state and federal regulatory agencies, as applicable).</p> <ol style="list-style-type: none"> The project will meet Standard #1 under Geology and Soils, Standard #6 under Aesthetics, and Standards #1, #2 and #4 under Hydrology and Water Quality The project will comply with its Site-Specific Fire Protection Plan prepared pursuant to the City’s Guidelines for Preparing a Site-Specific Fire Protection Plan. 			
<i>Impact F-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	Similar	None Required	Less than Significant
<i>Impact F-2: Would the project 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?</i>	Similar	None Required	Less than Significant
<i>Impact F-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i>	Similar	None Required	Less than Significant
<i>Impact F-4: Would the project be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?</i>			
<i>Impact F-5: 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 or excessive noise for people residing or working in the project area?</i>	Similar	None Required	No Impact
<i>Impact F-6: Would the project impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?</i>	Similar	None Required	No Impact
<i>Impact F-7: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?</i>	Similar	None Required	No Impact
<i>Impact F-8: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?</i>	Similar	None Required	Less than Significant
<i>Impact F-9: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope,</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i>			
<i>Impact F-10: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i>	Similar	None Required	Less than Significant
<i>Impact F-11: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p>Hydrology and Water Quality</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis: (Note: project must meet all requirements of county, state and federal regulatory agencies, as applicable).</p> <ol style="list-style-type: none"> The project will comply with the State Water Resources Control Board (SWRCB)/Regional Water Quality Control Board (RWQCB) National Pollution Discharge Elimination System (NPDES) Construction General Permit/MS4 Permit, and for which a Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP) have been prepared, if required per the MS4 Permit. The project will be required to adhere to the SWPPP and SUSMP, if applicable, and to Best Management Practices (BMPs) and Low Impact Development Standards (LIDs) in Chapter 5 of Title V of the AHMC and in accordance with the Los Angeles County LID standards. Any necessary upgrades or construction of new storm water drainage facilities are designed in compliance with Los Angeles County Flood Control District (County Public Works Department) objective standards, and in compliance with state and federal law. The project site is not located within a flood hazard zone or special flood hazard area unless the project is consistent with the standards of Title III Chapter 7 Floodplain Management of the AHMC, and without prior approval of a CLOMAR/LOMAR from FEMA, as applicable. 			
<i>Impact G-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?</i>	Similar	None Required	Less than Significant
<i>Impact G-2: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</i>	Similar	None Required	Less than Significant
<i>Impact G-3: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p><i>course of a stream or river or through the addition of impervious surfaces, in a manner which would:</i></p> <p><i>i. Result in substantial erosion or siltation on- or off-site;</i></p> <p><i>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</i></p> <p><i>iii. 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; or</i></p> <p><i>iv. Impede or redirect flood flows?</i></p>			
<p><i>Impact G-4: In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?</i></p>	<p align="center">NA *</p>	<p align="center">None Required</p>	<p align="center">Less than Significant</p>
<p><i>Impact G-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</i></p>	<p align="center">NA *</p>	<p align="center">None Required</p>	<p align="center">Less than Significant</p>
<p><i>Impact G-6: Would the project require or result in the relocation or</i></p>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">Less than Significant</p>



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects?</i>			
Land Use and Planning			
<i>Impact H-1: Would the project physically divide an established community?</i>	Similar	None Required	Less than Significant
<i>Impact H-2: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect?</i>	Similar	None Required	Less than Significant
Noise			
<i>Impact I-1: Would the project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>	Construction - Higher Operations - Similar Noise Levels Exceeding City Standards - Similar	In addition to conformance with the City’s designated hours for construction activity of 7:00 A.M. to 8:00 P.M. on Monday through Saturday and prohibited on Sundays and federal holidays, the following mitigation measures would work to reduce noise levels from construction activities, but impacts would not be reduced to a less than significant level: MM NOI-1: Scheduling demolition and construction activities so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.	Construction – Significant and Unavoidable Operations – Less Than Significant Noise Levels Exceeding City Standards – Significant and Unavoidable



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
		<p>MM NOI-2: Construction contractor using power construction equipment with state-of-the-art noise shielding and muffling devices.</p> <p>MM NOI-3: Conducting construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) as far as possible from the nearest noise- and vibration-sensitive land uses, and utilizing natural and/or manmade barriers (e.g., intervening construction trailers) to screen propagation of noise from such activities towards these land uses to the maximum extent possible.</p> <p>Although significant and unavoidable impacts related to traffic noise have been identified, there are no additional mitigation measures that could feasibly be implemented to further reduce impacts.</p>	
<i>Impact I-2: Would the project generate excessive groundborne vibration or groundborne noise levels?</i>	<p align="center">Construction – Similar</p> <p align="center">Operations - Similar</p>	<p align="center">None Required</p>	<p align="center">Construction - Significant and Unavoidable</p> <p align="center">Operations – Less Than Significant</p>
<i>Impact I-3: For a project located within the vicinity of a private airstrip or 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?</i>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">No Impact</p>



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
Population and Housing			
<i>Impact J-1: Would the project induce substantial unplanned 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)?</i>	Greater	None Required	Less than Significant
<i>Impact J-2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</i>	Similar	None Required	Less than Significant
Public Services			
<i>Impact K-1: 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 objective for fire protection?</i>	Similar	None Required	No Impact
<i>Impact K-2: Would the project result in substantial adverse physical impacts associated with the provision of new or</i>	Similar	None Required	No Impact



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<p><i>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 objective for police protection?</i></p>			
<p><i>Impact K-3: 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 objective for schools?</i></p>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">No Impact</p>
<p><i>Impact K-4: 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</i></p>	<p align="center">Similar</p>	<p align="center">None Required</p>	<p align="center">No Impact</p>



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>performance objective for other public facilities?</i>			
Recreation			
<i>Impact L-1: 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?</i>	Similar	None Required	Less than Significant
<i>Impact L-2: Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</i>	Similar	None Required	Less than Significant
<p>Transportation</p> <p>For projects proposed under the AHO and which would be approved ministerially, application of the following development standards is assumed for the purposes of environmental impact analysis:</p> <ol style="list-style-type: none"> 1. If the project is required to prepare a Vehicle Miles Travelled (VMT) analysis per the City of Agoura Hills Transportation Assessment Guidelines (July 2020), Transportation Demand Management measures (TDMs) identified in the Guidelines are included, as necessary, in the project to reduce the VMT generated by the project to below the significance thresholds based on the VMT assigned to each TDM in the Guidelines and the City’s VMT model. The thresholds include 16.8 VMT/Cap for residential uses, and 18.7 VMT/Cap for employment. 2. The project will comply with County of Los Angeles Fire Department requirements and standards for fire truck access. 3. The project will be designed and constructed to full public right-of-way improvements along the project frontages in accordance with the Committee of Public Works Standards, Inc.’s Standard Plans for Public Works Construction and any applicable Specific Plans. 			



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>Impact M-1: Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</i>	Similar	None Required	Less than Significant
<i>Impact M-2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</i>	N/A	None required	Less than Significant
<i>Impact M-3: Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i>	Similar	None Required	Less than Significant
<i>Impact M-4: Would the project result in inadequate emergency access.?</i>	Similar	None Required	Less than Significant
Utilities and Service Systems			
<i>Impact N-1: Would the project require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?</i>	Similar	None Required	Less than Significant
<i>Impact N-2: Would the project have sufficient water supplies available to serve the project and reasonably</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>foreseeable future development during normal, dry, and multiple dry years?</i>			
<i>Impact N-3: Would the project require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?</i>	Similar	None Required	Less than Significant
<i>Impact N-4: Would the project result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</i>	Similar	None Required	Less than Significant
<i>Impact N-5: Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</i>	Similar	None Required	Less than Significant
<i>Impact N-6: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</i>	Similar	None Required	Less than Significant
<i>Impact N-7: Would the project require or result in the relocation or construction of new or expanded</i>	Similar	None Required	Less than Significant



**Table II-1
Comparison of General Plan Update SEIR and General Plan DEIR 2010 Environmental Impacts**

Environmental Impact	Comparison of GPU SEIR to General Plan DEIR 2010	Mitigation Measures	Level of Significance
<i>electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects?</i>			
<i>Impact N-8: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</i>	N/A	None Required	Less than Significant
<i>Impact N-9: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</i>	NA	None Required	Less than Significant
Climate Change			
<i>Impact O-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	Similar	None Required	Less than Significant
<i>Impact O-2: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	Similar	None Required	Less than Significant
<p>NA = not applicable * Checklist question was not analyzed in 2010 General Plan EIR. Source: EcoTierra Consulting, 2022.</p>			



III. PROJECT DESCRIPTION

1. PROJECT LOCATION

The City of Agoura Hills is located in the foothills of the Santa Monica Mountains in the Conejo Valley on the western edge of Los Angeles County, approximately 36 miles west of downtown Los Angeles (see **Figure III-1, Regional Location and Project Vicinity Map**). The City is characterized by rolling hills and a blend of semi-rural and suburban development. The City encompasses nearly 7 square miles (approximately 4,366 acres) and straddles the Ventura Freeway. Generally, Agoura Hills is bordered by Westlake Village to the west, Thousand Oaks to the northwest, Ventura County to the north, Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south.

2. PROJECT CHARACTERISTICS

A. Current General Plan

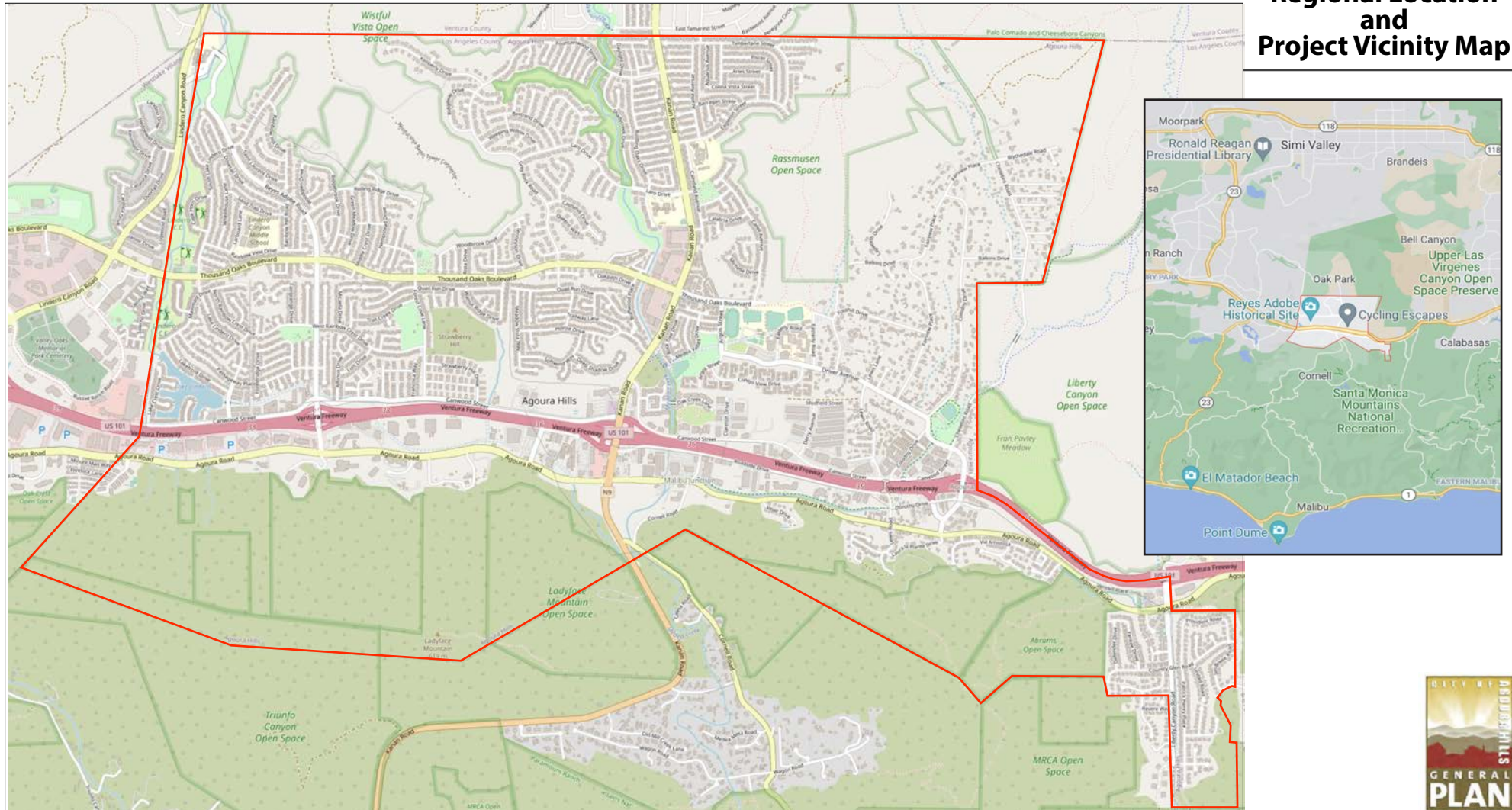
The current Agoura Hills General Plan was adopted on March 24, 2010. The 5th Cycle Housing Element for 2013-2021 was adopted on August 28, 2013. There have been no significant amendments to the General Plan and no amendments to the 5th Cycle Housing Element. The General Plan contains four chapters, each with a series of sections or topics related to that particular chapter, and an Implementation Plan. Per California Government Code Section 65300, there are seven mandatory elements of a general plan—land use, housing, circulation, open space, conservation, noise, and safety. The law does not require that these elements be organized in a particular fashion, and it allows for additional elements as the jurisdiction deems necessary to address local needs and objectives. The Agoura Hills General Plan includes the following four chapters and topic areas, separate from the Housing Element:

- Community Conservation & Development
 - Land Use & Community Form
 - Economic Development
 - Historic and Cultural Resources
 - Housing
- Infrastructure and Community Services
 - Mobility
 - Infrastructure and Utilities
 - Community Services
- Natural Resources
 - Open Space
 - Visual Resources
 - Biological Resources
 - Water
 - Air Quality
 - Mineral Resources
 - Energy Conservation



CITY of AGOURA HILLS General Plan Update

Regional Location and Project Vicinity Map



 City of Agoura Hills Boundary

Source: OpenStreetMaps, 2021.



Figure III-1



- Climate Change
- Community Safety
 - Flood Hazards
 - Geological and Seismic Hazards
 - Wildland and Urban Fire Hazards
 - Crime Prevention and Protection
 - Hazardous Materials
 - Emergency Preparedness
 - Noise

B. Description of the Project

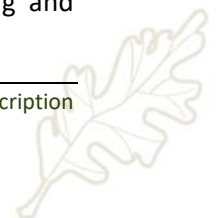
The project is the adoption of the General Plan Update of the City of Agoura Hills, which includes the 2021-2029 Housing Element, and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements (the “General Plan Update” or “GPU”) and adoption of land use and zoning regulations (*i.e.*, Agoura Hills Zoning Code and Specific Plan amendments) and the corresponding amendments to the Zoning Map to create and implement the Affordable Housing Overlay District (AHO). The Housing Element requires amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use & Community Form section of the Community Conservation and Development Element and Land Use Map, along with a re-zoning program and conforming Specific Plan Amendments. The Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits.

In addition to the Housing and Community Conservation and Development Element updates, the City is required to make other changes to the General Plan in response to recent state legislation, including goals and policies for wildland and urban fire hazards, flood hazards, a climate change vulnerability assessment, and climate change adaptation and resiliency strategies in the Community Safety Element. Additionally, the City recently adopted Transportation Study Guidelines for Vehicle Miles Traveled (VMT) in July 2020. Goals and policies are updated to reflect the use of VMT methodology when assessing development project traffic under CEQA, per state requirements, in the Mobility section of the Infrastructure and Community Services Element. Policies and text in the Natural Resources Element relating to air quality and the location of certain housing opportunity sites along major traffic corridors are being updated. Specific changes to section or elements of the City’s General Plan as part of the GPU are described further below. To the extent that any change to maps, goals, policies, or other text of the GPU may result in physical changes in the environment, they will be analyzed in each impact section of the SEIR.

The Housing Element also necessitates re-zoning of some proposed opportunity sites and amending the Specific Plans for others. The adoption of land use and zoning regulations (*i.e.*, Agoura Hills Zoning Code and Specific Plan amendments) and the corresponding amendments to the Zoning Map to create and implement the AHO will be evaluated at the same time as the General Plan Update.

i) 2021-2029 Housing Element

The Housing Element is one of the seven mandated elements of the General Plan. Agoura Hills’ Housing Element identifies strategies and programs that focus on 1) preserving and improving housing and



neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's 2021-2029 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Agoura Hills' identified housing needs (Section III);
- An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV); and
- The Housing Plan for addressing the City's identified housing needs, constraints and resources, including housing goals, policies and programs (Section V).

The Draft Housing Element is provided in **Appendix B, Draft Housing Element**.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories.

The regional growth allocation process begins with the California Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. The Southern California Association of Governments (SCAG) is responsible for assigning the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county.

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's fair share of regional housing needs, which is based on the SCAG RHNA. As presented in **Table III-2, Summary of Potential Housing Units**, the City plans to fulfill its share of regional housing needs using a combination of the following:

- Vacant single-family sites with zoning in place
- Provision of accessory dwelling units
- Designation of opportunity sites with an Affordable Housing Overlay

The state has allocated 1.34 million new housing units to the SCAG regions as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. The RHNA represents the minimum number of housing units for which each community is required to provide "adequate sites" through planning and zoning and is one of the primary threshold criteria necessary to achieve California Department of Housing and Community Development Department (HCD) approval of the Housing Element. Agoura Hills' RHNA allocation for the 2021-2029 planning period was forecast at 318 total units, distributed among the four income categories as shown in **Table III-1, City of Agoura Hills Regional Housing Needs Assessment 2021-2029**.

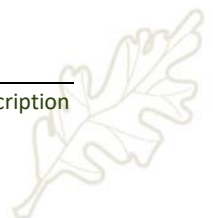


Table III-1
City of Agoura Hills Regional Housing Needs Assessment 2021-2029

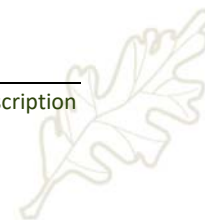
Income Level	Percent of Area Median Income	Units	Percent
Very Low	0-50%	127	40%
Low	51-80%	72	23%
Moderate	81-120%	55	17%
Above Moderate	120%+	64	20%
Total		318	100%

Source: City of Agoura Hills Draft 2021-2029 Housing Element
An estimated half of the City's 127 very low-income housing needs (63 units) units are for extremely low-income households earning less than 30% AMI.

Table III-2
Summary of Potential Housing Units

Areas	Total Units	Income Distribution			
		Very Low	Low	Moderate	Above Moderate
2021 – 2029 RHNA Targets	318	127¹	72	55	64
Vacant Single-family Sites	102				102
Accessory Dwelling Units (ADUs)	80	14	34	5	27
Site Capacity with Zoning and Land Use Designations in Place	182	48		5	129
RHNA Surplus/(Shortfall)	(136)	(151)		(50)	+65
Sites to be Designated with Affordable Housing Overlay					
Agoura Village Specific Plan (AVSP) Sites	660	132		65	463
Mixed Use Shopping Center Sites	188	38		--	150
RM 15 ² Redesignation Sites (Outside AVSP and LMSP)	523	105		55	363
Ladyface Mountain Specific Plan (LMSP) Site	30	6			24
Total Rezone Sites	1,401	281		120	1,000
Total Site Capacity	1,583	329		125	1,129

¹ One-half of the City's Very-Low Income housing needs are for Extremely-Low Income households.
² Residential medium density base zone and General Plan land use designation (6-15 DU/AC).



Vacant Single-Family Residential Sites

Agoura Hills contains approximately 2,000 acres of undeveloped land, including large acreages of unspoiled hillsides. However, the vast majority of this land is restricted open space, subject to a variety of environmental and infrastructure constraints that preclude housing development, including steep slopes, significant ecological areas (SEAs), and lack of sewer capacity.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. A comprehensive review of all vacant sites designated for single-family residential development in Agoura Hills was conducted by the City to assess future residential production potential; vacant multi-family and mixed-use sites are evaluated in the section on Affordable Housing Overlay sites. **Table III-3, Summary of Vacant Single-Family Residential Parcels** provides a summary of the realistic development potential on these sites by General Plan land use designation. The Sites shown in Table III-3 are currently designated for single-family housing under the current General Plan; therefore, this development could happen regardless of the project. A detailed, parcel-specific inventory of these sites is included in Appendix C of the Housing Element (Appendix B of the SEIR).

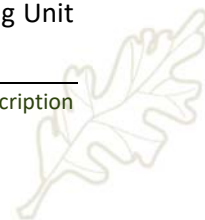
Table III-3
Summary of Vacant Single-Family Residential Parcels

General Plan and Zoning Category	Acreage	Unit Potential
Very Low Density Residential (RV)	21.19	21
Low Density Residential (RL)	11.9	19
Single-Family Residential (RS)	13.18	40
Open Space - Restricted (OSR)	87.44	22
Total	133.71	102
<i>Source: City of Agoura Hills Draft Housing Element, February 2022.</i>		

Accessory Dwelling Units

Adding accessory dwelling units (ADUs) to single-family parcels provides a way to integrate modest cost rental housing throughout the community. Consistent with state law, Agoura Hills has adopted a new ADU ordinance to facilitate the production of ADUs and Junior ADUs. The pace of ADU activity has begun to increase, with four permits issued in 2019, five in 2020, and ten in 2021. At present, there are four ADU applications in plan check and over ten applicants working towards plan check submittal. As required by state law, the proposed Housing Element Update includes Program #10a (Promote Accessory Dwelling Units) to further incentivize the production of affordable ADUs through the creation of architect designed ADU construction plans that can be pre-approved and customizable. In addition, the City will be preparing an ADU user guide, homeowner checklist and cost calculator to streamline the development project application and review process and reduce up-front project costs for the homeowner.

Given the growing interest in ADUs in the community, combined with additional marketing and incentives to be provided over the coming year, the Housing Element sites inventory projects a minimum of 10 new ADUs to be produced annually, or 80 new ADUs over the 2021-2029 planning period. The ADUs are already allowed under state law and City regulations. This estimate of the number of ADUs in the 6th Cycle as shown in Table III-2 is based on recent development patterns for ADUs in the City and on likely future patterns. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit



Affordability Analysis (December 2020), with actual affordability to be reported based on ADU rental information collected at the time of building permit issuance. Housing Element Program #11b Track and Monitor Accessory Dwelling Units commits the City to a mid-cycle review of ADU production and affordability: if actual production and affordability are far from projected trends, the City will rezone an additional site to offset any lower income RHNA shortfall; if actual production and affordability are near projected trends, the City will conduct expanded marketing and outreach.

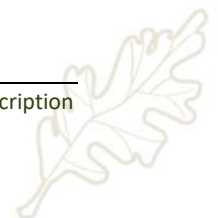
Accessory dwelling unit development is likely to occur regardless of adoption of the project, since ADUs are allowed currently on a ministerial (non-discretionary) basis pursuant to state law. Although programs identified in the proposed Housing Element Update may encourage ADU creation, development of ADUs is assumed as part of the buildout scenario for General Plan 2010.

Housing Opportunity Sites

In Agoura Hills' last two Housing Element cycles, the City was able to accommodate its lower and moderate income RHNA needs on vacant multi-family mixed-use parcels within the Agoura Village Specific Plan (AVSP). While these sites have not yet been developed and are again being included in the 6th Cycle Housing Element, they alone are not sufficient to address the City's much higher RHNA allocation of 318 units. Thus, City staff, with input from the community and City decision-makers, undertook a comprehensive analysis of potential additional sites for land use re-designation and rezoning to accommodate Agoura Hills' RHNA. Through the public review process, a total of twenty sites, including eight within the Agoura Village Specific Plan (AVSP), were ultimately selected as those most viable and suitable for development within the eight-year planning period.

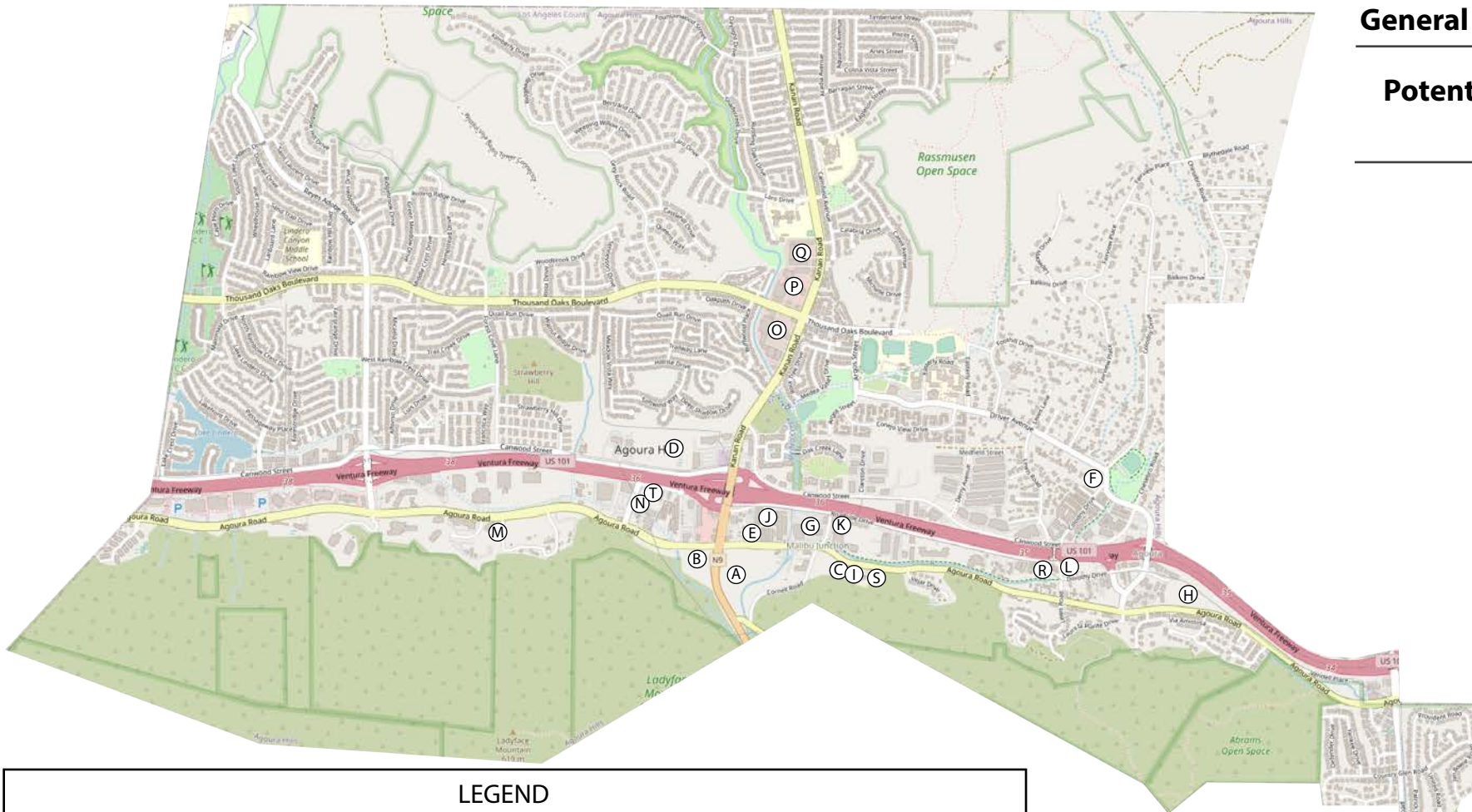
Table III-4, Housing Element Opportunity Sites summarizes a "lower" and "higher" unit potential on each of the sites and the existing and proposed zoning and General Plan land use designations for the proposed opportunity sites. The "lower" unit potential is the likely development scenario, which is identified for the purpose of meeting the City's RHNA allocation in the Housing Element, and generally considers potential site constraints to development (e.g., steep hillside areas). The "higher" scenario is based on development of each site assuming no constraints on-site and reflects the application of the maximum 25 dwelling units per acre (i.e., the Affordable Housing Overlay District or AHO) on each site's total gross acreage. The SEIR assumes the maximum unit potential for impact analysis. **Figure III-2, Housing Element Opportunity Sites Map**, shows the location of the proposed opportunity sites.

To analyze the maximum impact that could occur under the project, the SEIR assumes development of these 20 housing opportunity sites at the "higher" scenario in **Table III-4**. However, for some topics, such as utilities and public services, analysis is provided for both the lower and higher scenarios to describe the range of impacts that could occur.



**CITY of AGOURA HILLS
General Plan Update**

Potential Housing Sites



LEGEND

- | | |
|--|---|
| A SE Corner of Kanan Road/Agoura Road | K 28912 Agoura Road |
| B SW Corner of Kanan Road/Agoura Road | L 28263 Dorothy Drive |
| C 28902 Agoura Road | M Agoura Road east of Ladyface Court |
| D Canwood Street east of Kanan Road | N 29360 Roadside Drive |
| E NE Corner of Kanan Road/Agoura Road | O 5675 Kanan Road |
| F SW Corner of Driver Avenue/Colodny Drive | P 5801 Kanan Road |
| G 29045 Agoura Road | Q 5835 Kanan Road |
| H Dorothy Drive and Agoura Road | R Dorothy Drive west of Lewis Road |
| I Agoura Road west of Cornell Road | S Agoura Road west of Vejar Drive |
| J 29112 & 29130 Roadside Drive | T SE Corner of Roadside Drive and Roadside Road |



Source: City of Agoura Hills, November 28, 2021.



Figure III-2

**Table III-4
Housing Element Opportunity Sites**

Site No.	Site AIN and Address	Acres	Existing Zoning	Proposed Zoning	Existing General Plan	Proposed General Plan	Unit Potential (lower)	Unit Potential (higher)
A	2061-031-020 SW corner Agoura/Kanan Rds	12.37	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	207	309.25
B	2061-032-021, -022 SW corner Agoura/Kanan Rds	7.37	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	124	182.5
C	2061-029-005, -006 28902 Agoura Rd	0.87	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	14	21.75
D	2053-001-004 Canwood St, west of Kanan Rd	8.37	BP-OR	RM-15 with AHO	BP-OR	RM	140	209.25
E	2061-006-056 N side Agoura Rd, AVSP Zone A	0.9	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	15	22.5
F	2055-005-904, -903 SW corner Colodny Dr/Driver Ave	1.76	RL	RM-15 with AHO	RS	RM	33	44
G	2061-006-044 Regency Theater Center 29045 Agoura Rd	6.24	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	104	156
H	2061-013-024, - 025, -005, -004, - 003, -002, -001, - 040, -039, -036 Dorothy Drive, Agoura Road, east of Chesebro Rd	7.92	BP-OR	RM-15 with AHO	BP-OR	RM	99	198
I	2061-029-003, -004 South on Agoura Rd, east of Cornell Rd	1.2	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	25	30
J	2061-006-042, - 048Roadside Lumber 29112 & 29130 Roadside Dr	1.76	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	29	44
K	2061-007-041, - 052, -054, -051, - 055, -031Whizin's Center 28912 Agoura Rd	10.0	PD (AVSP)	PD (AVSP) with AHO	PD (AVSP)	PD (AVSP)	167	250



**Table III-4
Housing Element Opportunity Sites**

Site No.	Site AIN and Address	Acres	Existing Zoning	Proposed Zoning	Existing General Plan	Proposed General Plan	Unit Potential (lower)	Unit Potential (higher)
L	2061-010-017, -015, -006, -016, 008, -007 Plant Nursery and Adjacent Parcels 28263 Dorothy Dr	2.58	CRS	RM-15 with AHO	CRS	RM	50	64.5
M	2061-033-015 Agoura Rd, east of Ladyface Ct	1.65	PD (LMSP)	PD (LMSP) with AHO	PD (LMSP)	PD (LMSP)	30	41.25
N	2061-004-049 29360 Roadside Dr	3.06	POM	RM-15 with AHO	POM	RM	76	76
O	2053-007-030, -026, -024, -025, -027, 028 Agoura Meadows Shopping Center 5675 Kanan Rd	8.05	CS-MU	CS-MU with AHO	CS-MU	CS-MU	67	201.25
P	2051-006-141 Twin Oaks Shopping Center 5801 Kanan Rd	8.8	CS-MU	CS-MU with AHO	CS-MU	CS-MU	73	220
Q	2051-005-002 Agoura City Mall Shopping Center 5801 Kanan Rd	5.7	CS-MU	CS-MU with AHO	CS-MU	CS-MU	47	142.5
R	2061-009-075, -076 Roadside Dr west of Lewis Rd	1.6	CRS	RM-15 with AHO	CRS	RM	29	38.25
S	2061-029-001, 2061-28-006, -005 Agoura Rd east of Cornell Rd	2.2	BP-OR	RM-15 with AHO	BP-OR	RM	50	75
T	2061-004-022 Roadside Dr east of Roadside Rd	0.87	POM	RM-15 with AHO	POM	RM	22	21.75
Total Opportunity Sites							1,401	2,347.75

Source: City of Agoura Hills, October 2021.

AVSP = Agoura Village Specific Plan

PD = Planned Development LMSP

AHO = Affordable Housing Overlay (25 DU/AC)

CRS = Commercial Retail Service

RL = Residential Low Density

BP-OR = Business Park-Office Retail

Ladyface Mountain Specific Plan

RM = Residential Medium Density (6-15 DU/AC)

CS-MU = Commercial Shopping Center-Mixed Use

POM = Planned Office Manufacturing



The project includes changing the General Plan land use designations on most of the sites, with the exception of those sites designated Planned Development (PD) (which refer to either the Agoura Village Specific Plan or Ladyface Mountain Specific Plan) and those designated Commercial Shopping Center-Mixed Use. The General Plan designations on all other sites would be changed to Residential Medium Density (RM). Existing and proposed General Plan land use designation changes are shown in **Figure III-3, Existing General Plan Land Use Designations**, and **Figure III-4, Proposed General Plan Land Use Designation**.

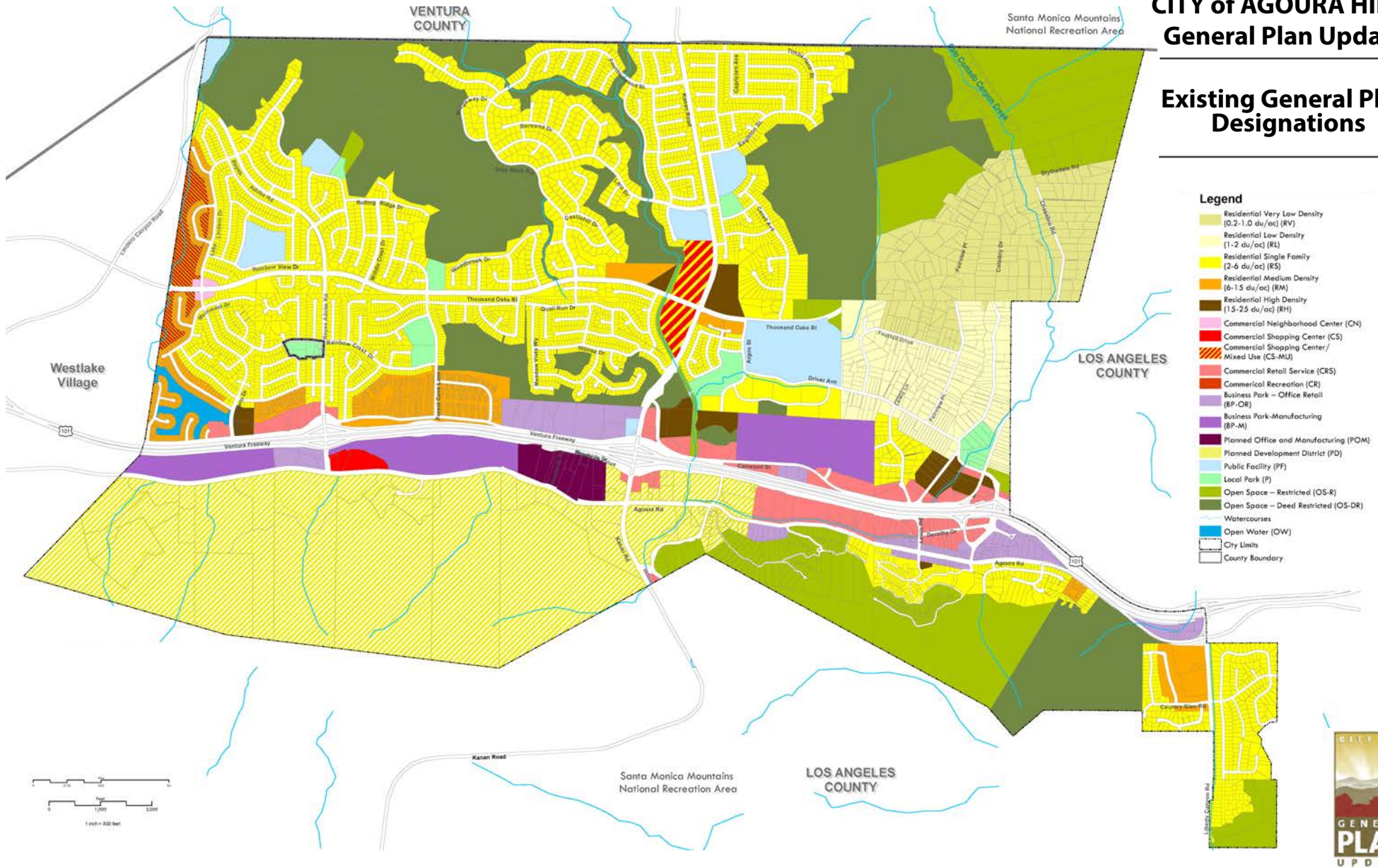
In addition to the changes to the General Plan land use designations, the sites outside of the LMSP and AVSP also will need to be rezoned, and the AVSP and LMSP will need to be amended to incorporate the standards and density according to the following paragraphs. As previously noted, the rezoning and Specific Plan Amendments will be completed as part of the General Plan Update, once it is adopted.

As shown in **Table III-4**, all housing opportunity sites (Sites A-T) are planned to be rezoned with a new Affordable Housing Overlay (AHO) District. This optional overlay would layer on top of the base zoning regulations and would allow a density increase and “by right” (i.e., ministerial) approval process, with no additional project-specific CEQA review, in exchange for providing an increased percent of affordable units beyond that required under the City’s Inclusionary Housing Ordinance. The AHO would allow for 20 to 25 units/acre on the sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For property owners choosing to develop under the AHO, the City’s Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid.



CITY of AGOURA HILLS General Plan Update

Existing General Plan Designations



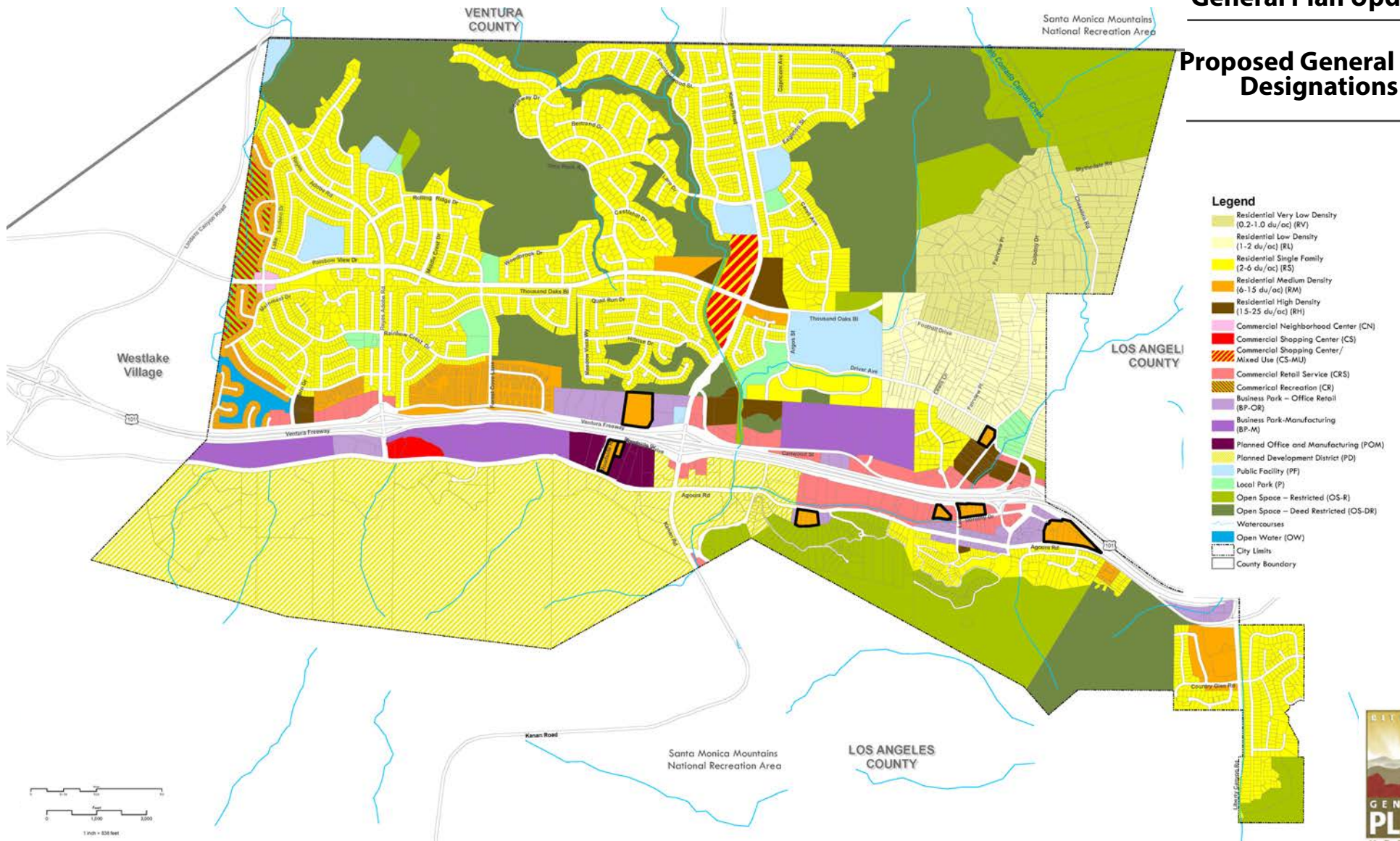
Source: City of Agoura Hills, June 2021.



Figure III-3

CITY of AGOURA HILLS General Plan Update

Proposed General Plan Designations



Source: City of Agoura Hills, September 2021.



Figure III-4

The AHO would provide the following incentives (shown in **Table III-5, Proposed AHO Standards**), in addition to “by right” processing, to help make a housing development at the density of 20-25 units/acre feasible and preferable to the underlying zoning.

**Table III-5
Proposed AHO Standards**

Proposed AHO Standards	
Density	Minimum 20 and maximum 25 dwelling units per acre (DU/AC)
Height	Maximum 4 stories and 45 feet. Maximum heights on buildings that are developed at less than the 4 story maximum are regulated as follows: 1 story – up to 25 feet 2 story – up to 35 feet 3 story – up to 40 feet 4 story – up to 45 feet
Building Coverage	Maximum 60 percent
Yard Setbacks	Varies per location of each site. Front: Minimum 15 feet for RM and LMSP PD, 20 feet minimum for CS-MU, and a minimum 10 feet and maximum 15 feet for AVSP PD. Side: 7 feet minimum for RM and LMSP PD, 20 feet minimum for CS-MU, and 0-10 feet maximum (depends on location)in AVSP. Rear: 15 feet minimum for RM and LMSP PD, 20 feet minimum for CS-MU and 0 feet for AVSP PD.
Parking Spaces	Reduction in number of spaces that must be covered. Studio – 1 covered and 0.5 uncovered 1 bedroom apartment – 1 covered and 1 uncovered 2 or more bedroom apartment – 1 covered and 1.5 uncovered Townhouse/Condominium – 2 covered and 0.5 uncovered
Group Open Space	250 square feet per dwelling unit, to be used for common spaces

For comparison, **Table III-6, Existing Standards**, shows the existing standards.

**Table III-6
Existing Standards**

Existing Standards	
Density	Between 1 – 1.75 dwelling units per acre (DU/AC) for sites currently designated/zoned for residential use (Sites F, P, Q and R), and no DU/AC for sites currently designated for non-residential use. Sites in the AVSP do not have a density standard, rather the number of units is identified per subarea of the AVSP.
Height	Maximum 2 stories and 35 feet
Building Coverage	Maximum 50-60 percent
Yard Setbacks	Varies per location of each site. Front: 15 feet for RM, 20 feet for CS-MU, 2x building height but not less than 25 feet for the LMSP PD, 10-20 feet for AVSP PD.



	<p>Side: 20 feet for CS-MU, 7-12 feet (depends if street side) for RM, height of the building(s) or 0.75 of the building height for LMSP PD (depends on site circumstances), 0-20 (depends on location) for AVSP PD.</p> <p>Rear: 15 feet for RM, equal to building height for CS-MU, 2x height of building height for LMSP PD, 0-10 (depends on location) for AVSP PD.</p>
Parking Spaces	<p>Reduction in number of spaces that must be covered.</p> <p>Studio – 1 covered and 0.5 uncovered</p> <p>1 bedroom apartment – 1.5 covered and 1 uncovered</p> <p>2 or more bedroom apartment – 2 covered and 0.5 uncovered</p> <p>Townhouse/Condominium – 2 covered and 0.5 uncovered</p>
Group Open Space	<p>300 square feet per dwelling unit, to be used for common spaces</p>

The Housing Element requires rezoning of these opportunity sites to add the AHO on top of the base zoning. If a property owner elects to apply the AHO to a site where the AHO is an option in the AVSP and LMSP, the AHO requirements must be met in addition to any specific plan standards that would still be required.

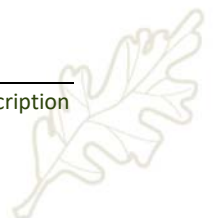
For development where the property owner does not elect to apply the AHO, projects proposed on these sites would not be considered ministerial and would be subject to CEQA analysis at that time.

For projects proposed under the AHO and which would be approved ministerially, the City has developed a set of objective design and development standards that would be adopted simultaneously as part of the the General Plan Update within the zoning code. While additional details would be included in the implementation of the General Plan, through the Specific Plan Amendments and rezoning, the project includes and assumes the application of certain development standards for the purposes of environmental impact analysis. The standards both ensure the development density identified for a site can be achieved and that the development reflects the City’s values. The standards reflect the intent of the General Plan land use designations and the General Plan goals and policies.

Additional standards for development on sites include:

Aesthetics:

1. The project will not obstruct the view of a scenic vista from passersby on the site’s adjacent rights-of-way by more than 50 percent of the length of the project site. Scenic vistas include the following: Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan. The measurement shall be made from the nearest edge of the nearest vehicle travel line from the site.
2. No development will occur on primary and secondary ridgelines that are identified in the General Plan.
3. All light poles, standards and fixtures will not exceed a height of 16 feet measured from finished grade. The maximum 16 feet in height shall include all elements of the light, such as pole and light fixture combined.



4. All exterior lighting will be designed and shielded to face downward. Roof mounted lights are prohibited. Illumination levels shall not exceed one (1) foot-candle at the property lines, measured at ground level.
5. No mirrored glass and gloss tiles building materials are included in the project. Steel, aluminum and metallic finishes may be used provided they have a non-reflective coating or other property of the materials that make them non-reflective.
6. No development will occur on slopes above thirty-five (35) percent. For development on sites with an average 10 percent or higher slope, structures are located with a minimum building setback of thirty (30) feet to the top of slope.

Air Quality:

1. The project will comply with the objective standards of the South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, Rule 1403 for asbestos containing materials, and Regulation XIII for new on-site nitrogen oxide emissions. The project will comply with Tier 4 construction equipment measures of the SCAQMD unless an air quality analysis is completed by the project applicant demonstrating that the level of emissions does not trigger the need for Tier 4 construction equipment measures.

Biological Resources:

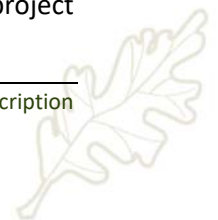
1. If the project would remove, or encroach greater than 25 percent into the root zone or canopy zone of, a protected oak tree per the City's Oak Tree Ordinance and Guidelines (Valley Oak, Coast Live Oak), one (1) 24-inch box minimum oak tree of the same species will be planted on the site. For scrub oak species protected per the City's Oak Tree Ordinance and Guidelines, on-site replacement for removal shall be equal to the square footage of the area removed, with scrub oaks of the same species planted to a three foot on center spacing within the replacement area.
2. If the project would remove oak trees, not more than 25 percent of the total estimated tree canopy or root structure of all protected oak trees on the project parcel(s) that have a combined total of 1-10 oak trees will be removed. Not more than 35 percent of the total estimated tree canopy or root structure of all protected oak trees on the project parcel(s) that have a combined total of 11 or more oak trees will be removed. Protected oak trees are defined in the City's Oak Tree Ordinance and Guidelines.
3. The project will provide a 50-foot buffer from the edge of any wetland, riparian, or other sensitive natural community identified in a local or regional plan, policy or regulation, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS), that will be maintained as natural open space. Only planting of native species and unpaved walking trails will be allowed within the buffer. As permitted by applicable state and federal regulatory agencies, storm drain outlets into creeks and other riparian drainages are allowed that meet City Best Management Practices (BMPs) for storm water and erosion control.



4. The project will not conflict with state or federal regulations pertaining to special status plant or animal species, or that would have an adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS unless the applicant/developer obtains the required permit(s) from the CDFW or USFWS.
5. The project will provide and maintain a minimum 100-foot buffer on-site from any on-site or off-site special status plant species, including those identified as candidate, sensitive or special status by the CDFW or USFWS, and a minimum 50-foot buffer from those special status plant species identified in local or regional plans, policies or regulations. No soil disturbance, landscaping (except that related to restoration of such plant species) or placement of structures, including buildings, driveways, pedestrian paths, or infrastructure are permitted in the buffer.
6. The project will not result in the taking of any migratory bird species protected by the Federal Migratory Bird Treaty Act (including killing, capturing, selling, trading and transporting) without prior authorization by the USFWS. Nesting bird surveys will be conducted by a qualified professional biologist no more than seven (7) days prior to the beginning of any project-related physical activity, such as vegetation clearance, use and transport of equipment, mobilization and construction, likely to impact migratory songbirds or raptors that occurs between January 1 and September 15, the bird nesting season. If such project activity ceases for longer than 7 days, additional surveys will be conducted prior to re-commencing the activity. If such species are identified, a no-disturbance buffer of 300 feet around active perching birds and songbirds will be implemented. A no-disturbance buffer of 500 feet around active non-listed as threatened or endangered raptor nests, and 0.5 mile around active listed birds shall be implemented. The buffers will be maintained until the breeding season has ended or until a qualified professional biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

Cultural Resources:

1. Based on the results of a Phase I cultural resource report, all significant cultural resources on a site will be either preserved in situ, or will be recovered in a data recovery plan as recommended by a professional archaeologist (Society for California Archaeology's professional qualifications for Principal Investigator).
2. If Native American or tribal cultural resources exist on the site, the applicant will enter into a Cultural Resources Treatment Agreement with a local Native American Tribe traditionally and culturally affiliated with Agoura Hills that is acknowledged by the Native American Heritage Commission, which shall address the following: (1) treatment and disposition of cultural resources; (2) designation, responsibilities, and participation of professional Tribal monitors during grading, excavation and ground disturbing activities; (3) project grading and development scheduling; (4) terms of compensation for the Tribal monitors; (5) treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site; (6) Tribal monitor's authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and (7) the applicant's agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project



- site, to the Tribe for proper treatment and disposition; and the applicant's agreement that all Tribal sacred sites are to be avoided and preserved.
3. In compliance with state law, if human remains are unearthed, the project developer, pursuant to State Health and Safety Code Section 7050.5, will contact the County Coroner and ensure no further disturbance occurs until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner within 24 hours will notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.
 4. No historic resource eligible for the State Register of Historical Resources or the National Register of Historic Places will be removed, or its integrity affected to the extent that it is no longer eligible for listing, unless the resource has been adequately documented and treated pursuant to the requirements of the State Register of Historical Resources or the National Register of Historic Places and the Secretary of the Interior Standards for the Treatment of Historic Properties.

Geology and Soils:

1. All recommendations/requirements of the project geotechnical report prepared by a licensed engineering geologist or geotechnical engineer pursuant to the Los Angeles County Public Works Department Manual for the Preparation of Geotechnical Reports standards are incorporated into the project design and reflected in the project plans submitted as part of the application for a planning permit and for a building permit.
2. If during excavation, paleontological resources are discovered, a qualified professional paleontologist will evaluate the find and provide recommendations for the treatment of the resource.

Hazards and Hazardous Materials and Wildfire:

(Note: project must meet all requirements of county, state and federal regulatory agencies, as applicable).

1. The project will meet Standard #1 under Geology and Soils, Standard #6 under Aesthetics, and Standards #1, #2 and #4 under Hydrology and Water Quality
2. The project will comply with its Site-Specific Fire Protection Plan prepared pursuant to the City's Guidelines for Preparing a Site-Specific Fire Protection Plan.

Hydrology and Water Quality:

(Note: project must meet all requirements of state and federal regulatory agencies, as applicable).

1. The project will comply with the State Water Resources Control Board (SWRCB)/Regional Water Quality Control Board (RWQCB) National Pollution Discharge Elimination System (NPDES) Construction General Permit/MS4 Permit, and for which a Storm Water Pollution



Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP) have been prepared, if required per the MS4 Permit.

2. The project will be required to adhere to the SWPPP and SUSMP, if applicable, and to Best Management Practices (BMPs) and Low Impact Development Standards (LIDs) in Chapter 5 of Title V of the AHMC and in accordance with the Los Angeles County LID standards.
3. Any necessary upgrades or construction of new storm water drainage facilities are designed in compliance with Los Angeles County Flood Control District (County Public Works Department) objective standards, and in compliance with state and federal law.
4. The project site is not located within a flood hazard zone or special flood hazard area unless the project is consistent with the standards of Title III Chapter 7 Floodplain Management of the AHMC, and without prior approval of a CLOMAR/LOMAR from FEMA, as applicable.

Transportation:

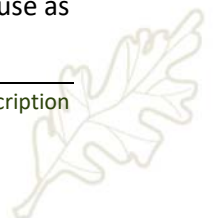
1. If the project is required to prepare a Vehicle Miles Travelled (VMT) analysis per the City of Agoura Hills Transportation Assessment Guidelines (July 2020), Transportation Demand Management measures (TDMs) identified in the Guidelines are included, as necessary, in the project to reduce the VMT generated by the project to below the significance thresholds based on the VMT assigned to each TDM in the Guidelines and the City's VMT model. The thresholds include 16.8 VMT/Cap for residential uses, and 18.7 VMT/Cap for employment.
2. The project will comply with County of Los Angeles Fire Department requirements and standards for fire truck access.
3. The project will be designed and constructed to full public right-of-way improvements along the project frontages in accordance with the Committee of Public Works Standards, Inc.'s Standard Plans for Public Works Construction and any applicable Specific Plans.

The sites also require various adjustments to the base zoning and/or Specific Plans' text, which, as noted above, would be completed simultaneously with the GPU adoption:

AVSP Sites. The update to the AVSP would reference the AHO as applicable to certain sites in the AVSP. The update would replace the current provisions of identifying the maximum number of units by subarea within the AVSP plan area, to identifying the permitted density on individual parcels. The zone would remain PD. The base allowance would continue to permit density of 20 dwelling units/acre, and would be expanded to Sites G, J and K, which were previously in subareas of the AVSP that did not permit housing. Sites G, J and K would be identified for residential-commercial mixed-use, not solely residential, development. These adjustments would be made as part of an amendment to the Agoura Village Specific Plan. No changes to the existing commercial density allowed by the AVSP on Sites G, J and K are proposed.

LMSP Site. The update to the Ladyface Mountain Specific Plan would reference the AHO and would replace the allowance for business park use on the single housing opportunity site (Site M) to allow for housing at a density of between 6-15 dwelling units per acre. The development adjustments would be made as part of an amendment to the LMSP.

Shopping Center Sites. The current CS-MU zoning on the three opportunity sites (Sites O, P and Q) allows for a limited number of residential units at a density of 1.75 dwelling units/acre above commercial use as



part of a mixed-use development. The CS-MU zoning would remain, but the density increased to 15 dwelling units/acre and allow for horizontal mixed use with residential adjacent to the commercial buildings, in addition to the currently allowed vertical mixed-use option, with housing above a commercial first floor. No changes to the existing commercial density allowed by the Zoning Ordinance on these sites are proposed.

Other Sites. The other sites in the inventory have a variety of zoning designations: BP-OR, CRS, POM, and RL. All these sites would be rezoned to a base density of RM-15, permitting between 6 to 15 dwelling units per acre. Solely residential uses would be allowed going forward.

Proposed Housing Element goals and policies are provided in **Appendix B, Draft Housing Element**.

ii) General Plan - Introduction

Minor changes to reflect the various Element updates would occur in the Introduction Chapter of the General Plan. Section I. Climate Change would clarify the location of climate change goals and policies, now in the Community Safety Element, and Table I. General Plan Topics would identify the location of new General Plan topics in various Elements. The full text changes are included as Appendix C.

iii) Community Conservation & Development Element

The Land Use & Community Form section of the Community Conservation & Development Element of the General Plan would be updated to reflect new opportunity sites identified in the Housing Element. The update would revise the City's Land Use Map, including re-designation of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use would be designated. As described above, land use classification text related to these changes would be updated, including that of the Commercial Shopping Center-Mixed Use (CS-MU) land use designation and the Residential Medium Density (RM) land use designation. For the latter, the City intends to amend the designation to exclude future development of new single-family residences. The zoning would also need to change to delete the requirement to obtain a Conditional Use Permit (CUP) for development of "apartment houses," such that apartment buildings would not require a CUP.

For Sites A, B, C, E, G, I, J and K, the designation would remain Planned Development (PD), corresponding to the Agoura Village Specific Plan (AVSP), with a density of 20 dwelling units per acre, as identified in the current Fifth Cycle Housing Element (2013-2021). The amount of multi-family housing would increase, including adding the potential for mixed-use residential development to sites where solely commercial uses are presently allowed, as part of the Specific Plan Amendment. The commercial density allowance would not be increased on these sites, rather only residential density.

Sites O, P and Q would retain the current Commercial Shopping Center – Mixed-Use designation, which allows limited multi-family housing development as part of a mixed-use project. The designation would be amended in the General Plan to increase the allowed density of multi-family residential development from less than two (2) units per acre to up to 15 units per acre. This density corresponds to the maximum density allowed elsewhere in the City for the Residential Medium Density (6-15 units/acre) land use designation and zone.



For Site M, the designation would remain PD, corresponding to the Ladyface Mountain Specific Plan (LMSP). The LMSP would be amended to change the allowed use from business park to residential at a density of 6-15 dwelling units, corresponding with the density allowed under the RM designation.

For all other sites, the land use designation would change to Residential Medium Density (6-15 units/acre)(RM). Existing and proposed General Plan designations are shown in **Figure III-3, Existing General Plan Designations** and **Figure III-4, Proposed General Plan Designations**. In Figure III-4, the sites to be changed are shown in orange for RM, with a black outline.

Additionally, text and a map would be added to identify the City's new Sphere of Influence, which includes areas beyond the City limits to the east and south, as approved by the Los Angeles County Local Agency Formation Commission (LAFCO). No changes to Community Conservation & Development Element goals and policies are proposed. The full proposed changes to the Element are included as Appendix C. This SEIR does not assess impacts to the SOI areas, as they are not within City limits and are not proposed for City land use designations or rezoning.

iv) Infrastructure and Community Services Element

Minor updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's vehicle miles traveled (VMT) thresholds (adopted in 2020) as a metric to evaluate environmental impacts of proposed projects. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). Proposed General Plan Mobility policies are shown in Section 3. Proposed General Plan Policies, while all the proposed changes to the Mobility section are included in **Appendix C**.

v) Community Safety Element

The purpose of the Community Safety Element update is to ensure consistency with the Housing Element update and to comply with recent state legislation and guidelines regarding the content of Safety Elements. Technical amendments to the Wildland and Urban Fire Hazards section of the Community Safety Element would achieve compliance with state, regional, and local policies and guidelines. The technical amendments include data, policies and maps, and incorporate policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding and seismic hazards, as well as climate change. A minor change to an existing policy regarding sound-attenuating devices along major arterials is also proposed. The Community Safety Element amendments are submitted to the California Geological Survey and California State Board of Forestry and Fire Protection for review. Proposed Community Safety Element goals and policies are shown in Section 3. Proposed General Plan Policies, while the full proposed changes to the Community Safety Element are included in **Appendix C**.

vi) Natural Resources Element

The Air Quality section of the Natural Resources Element has been updated to include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Section 3. Proposed General Plan Policies lists the new Air Quality policies, while **Appendix C** includes the full proposed changes to the Air Quality section of the Natural Resources Element.



3. PROPOSED GENERAL PLAN EDITS, GOALS, AND POLICIES

A. 2021-2029 Housing Element (6th Cycle)

The proposed General Plan Update includes adoption of the 2021-2029 Housing Element (6th Cycle), which is detailed in Section 2, B. i) of this chapter and included in its entirety in **Appendix B** of the SEIR.

B. Minor Text Changes

The General Plan Update includes minor text changes to explanatory text in Chapter 1, Introduction; Chapter 2, Community Conservation and Development; Chapter 3, Infrastructure and Community Services; Chapter 4, Natural Resources (E. Air Quality); and Chapter 5, Community Safety. These minor text changes update the Elements to clarify or revise the Element to reflect current conditions or regulatory setting in the City. Those minor text changes are included in **Appendix C** of the SEIR under each Element with ~~Strikeout~~ showing text deletions and underline showing new text.

C. New or Revised Goals and Policies

The following goals and policies are proposed as amendments to the City of Agoura Hills General Plan. New or revised policies are proposed to the Chapter 2, Community Conservation and Development (A. Land Use & Community Form); Chapter 3, Infrastructure and Community Services (A. Mobility); Chapter 4, Natural Resources (E. Air Quality); Chapter 5, Community Safety (A. Flood Hazards, B. Geological and Seismic Hazards, C. Wildland and Urban Fire Hazards, G. Windstorms, and H. Climate Change) and chapter 6, Implementation Program. Additionally, these changes are included in **Appendix C** of the SEIR. ~~Strikeout~~ shows text deletions. New text is shown as underline. changes are included in **Appendix C** of the SEIR under each Element

i) Land Use & Community Form Goals and Policies

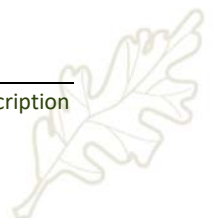
The following policy revisions are proposed.

LU-23.1 Supporting Uses. Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, ~~and~~ financial institutions, and limited multi-family residential uses to lessen the need to travel off-site for these during the workday. (*Imp LU-15, LU-35*)

LU-27.2 Mixed-Use Development. Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, and allowing stand-alone multi-family housing adjacent to commercial uses on the same site, in accordance with Policy LU-14.1 through Policy LU-14.5 and contingent on the development of resident-serving amenities. (*Imp LU-34*)

Figure LU-1, Agoura Hills Sphere of Influence would be added to the General Plan to show revisions to the City's Sphere of Influence since the adoption of the 2010 General Plan.

Former Figure LU-1 (Open Space Framework) would be renumbered as Figure LU-2.



Additionally, Figure LU-2 (Land Use Diagram) of the General Plan would be renumbered to Figure LU-3 and replaced consistent with Figure III-4 of the SEIR.

Figure LU-3 (Community Districts and Subareas) would be renumbered as LU-4.

ii) Historic and Cultural Resource Policies

Policy HR-3.2 Protection of Resources. Require that significant archaeological and paleontological resources be preserved in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. ~~Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives.~~

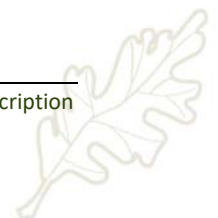
iii) Mobility Policies

The following goal and policy revisions are proposed.

M-1.3 Level of Service Standards. Establish flexible criteria for the minimum acceptable level of service (LOS) based on the roadway characteristics. Maintain an LOS C standard on most roadways within the City. A reduced LOS standard of D, E, or F is considered acceptable on the following roadways, as shown in Figure M-4 (Year 2035 Peak Hour Segment Level of Service) and described below:

- Kanan Road, due to heavy existing and projected volumes and desire to maintain the existing 4-lane cross-section with sidewalks, bicycle lanes and landscaped median islands
- Agoura Road east of Kanan Road, due to heavy projected volumes and desire to maintain 2-lane cross-section with bicycle lanes and in order to minimize grading, encourage a semi-rural road appearance and to complement Agoura Village goals
- Canwood Street west of Reyes Adobe Road, due to existing and projected volumes and the functional classification as a local street
- Dorothy Drive between Lewis Road and US-101 ramps, due to projected volumes and direct access to/from the southbound US-101 ramps
- Roadway segments adjacent to schools, due to heavy usage before and after school hours (i.e., Driver Avenue between Argos Street and Chesebro Road and Lake Lindero Road north of Thousand Oaks Boulevard)
- Canwood Street east of Kanan Road Avenue, due to the heavy projected volumes under future conditions with development under the General Plan. Further widening beyond the proposed General Plan improvement (three-lane cross section with a continuous left-turn lane), is not possible within the available right-of-way.

LOS standards will continue to be used for City public works projects and for private development projects that include frontage improvements (bike lanes, turn lanes) leading into an intersection. Intersection and roadway traffic deficiencies adjacent to impacts from development projects shall be mitigated to meet appropriate service levels, but at least to the extent where the post-development level of service shall not be less than the LOS existing prior to development. (Imp M-2, M-3)



M-1.10 Transportation Demand Management. Development projects shall be evaluated following the methodology of the City of Agoura Hills Transportation Assessment Guidelines for a Vehicle Miles Travelled (VMT) analysis, and Transportation Demand Management measures incorporated into the project where the City's VMT threshold is exceeded (Imp M-35).

Goal M-6

Alternative Transportation. Reduced reliance on single-occupancy vehicle travel and vehicle miles traveled through the provision of alternative travel modes and enhanced system design.

M-6.7 Vehicle Miles Traveled. Development projects shall minimize vehicle miles travelled (VMT), and shall be required to submit a VMT analysis pursuant to the City's Transportation Assessment Guidelines as part of a development application. (Imp M-35)

iv) Air Quality Policies

The following policy revisions are proposed.

NR-7.5 Minimize Pollution to Residential Uses. Minimize pollution exposure of residential uses near the freeway and along major arterials, such as Kanan Road, Agoura Road west of Kanan Road, and Thousand Oaks Boulevard (Imp NR-29).

NR-7.6 Design That Promotes Ventilation Along Roadway Corridors. New multi-family housing projects in areas of high levels of localized air pollution shall be designed in consideration of the following components to assist in pollutant dispersion (Imp NR-29):

- High efficiency filtration systems to achieve good indoor air quality
- Buildings of varying heights, shapes, articulation and other design features to break up massing
- Site design with open spaces between buildings to encourage air flow (e.g., outdoor landscaped or recreation spaces)
- Vegetation, including trees and shrubs, selected and arranged for their ability to alter pollutant transport and dispersion
- Consider the use of decoratively treated solid barriers and walls in conjunction with screening landscaping, where appropriate along freeway proximate properties, to increase the vertical dispersion of pollutants.

v) Community Safety Policies

The following goal and policy additions and changes are proposed.



Goal S-1

Protection from Flood Hazards. Minimize risk to residents, workers, and visitors that are protected from flood hazards.

- S-1.2** **New Development.** Require new development to upgrade storm drains to handle the increased runoff generated from the development sites, in accordance with adopted City standards, which include but are not limited to Los Angeles County Public Works Design Manuals. (Imp U-20, U-22)
- S-1.8** **Natural Infrastructure.** Incorporate and/or restore naturally occurring landscape features and ecosystem processes in development projects to mitigate flood danger, purify and store water, and reduce urban storm water runoff to the extent feasible. Consider such natural infrastructure as riparian buffers, wetlands, urban forestry, and permeable pavers. (Imp S-14)
- S-1.9** **Development in Flood Zones.** Limit new development in Flood Zones A and AE, in accordance with the Federal Emergency Management Agency (FEMA) and City Building Code requirements, and assess properties for flooding vulnerabilities in these zones. (Imp S-1, S-15)
- S-1.10** **Public Outreach and Education.** Provide public outreach, education and engagement by communicating flood warning and severe weather event information and appropriate responses to the public, such as areas to avoid. (Imp, S-16, S-23)
- S-1.11** **Flooding Emergency Evacuation Plan.** Develop an emergency evacuation plan for flooding and develop an emergency evacuation notification system. (Imp S-16, S-20)
- S-1.12** **Roadway and Transportation Facilities.** Identify roadway and transportation facility improvements needed within the City to address flooding, and coordinate with relevant transportation agencies to implement the improvements. (Imp S-15, S-18)
- S-1.13** **Siting of Critical Facilities and Infrastructure.** Encourage the location and development of new essential public facilities outside of flood hazard zones to the extent feasible. (Imp S-17)
- S-1.14** **Coordination with Flood Protection Agencies.** Maintain a cooperative working relationship with the County of Los Angeles Flood Control District and other public agencies to ensure the structural and operational integrity of essential public facilities during flooding. (Imp S-18)
- S-2.2** **Geotechnical Investigations.** Require geotechnical investigations to determine the potential for ground rupture, groundshaking, landslides, and liquefaction due to seismic events, as well as expansive soils and subsidence problems on sites, including steep slopes, except where the Building Official determines such hazards are not present. (Imp S-4)

Goal S-3

Protection from Fire Hazards. Minimize risks to persons and property in Agoura Hills protected from urban and wildland fires.

Policies

- S-3.1** **Coordination with the Los Angeles County Fire Department.** Cooperate with the Los Angeles County Fire Department in evaluating re-development after significant fires and in periodically evaluating services and service criteria to ensure that the City continues to receive adequate



- fire protection and prevention services, and in preparation of the County evacuation plan. (Imp CS-26)
- S-3.3 New Development.** Continue to ensure that all new development meets incorporates current state, county, and City fire safe building code requirements, as appropriate, such as the California Fire Code and California Building Code, including development in the Very High Fire Hazard Severity Zone. (Imp CS-26, CS-30)
- S-3.9 Disaster Communication.** Improve disaster coordination and communication with other public agencies. (Imp S-19, CS-26, CS-27)
- S-3.10 Emergency Evacuation.** Plan for emergency evacuation, including identifying standards for evacuation, and maintain adequate departure paths especially in areas that do not have at least two emergency evacuation routes (i.e., points of ingress and egress). (Imp S-20)
- S-3.11 Emergency Access.** Ensure new development has adequate emergency access through sufficient road widths according to the Los Angeles County Fire Department standards, which are currently 26 feet wide for single-story structures and 28 feet wide for multi-story structures, as well as adequate, visible street address signage to identify buildings. (Imp CS-30)
- S-3.12 Fuel Load.** Work to minimize fuel loads, or the amount of material that can be burned, within the wildland/urban interface within the City to the extent feasible, in coordination with the County Fire Department and other relevant agencies. (Imp S-22)
- S-3.13 Public Education.** Limit risk of wildfire through public education and planning, including working with community groups, including at risk populations, and other agencies to present information and training about evacuation, wildfire prevention and awareness, and defensible space. (Imp S-23)
- S-3.14 Siting of Critical Facilities and Infrastructure.** Encourage the location and development of new essential public services, such as health care facilities, emergency shelters, fire stations, and infrastructure outside of the Very High Fire Hazard Severity Zone, to the extent feasible. (Imp S-17)
- S-3.15 Local Hazard Mitigation Plan.** Implement measures of the Las Virgenes-Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan relevant to the City, and work to ensure the Hazard Mitigation Plan is periodically updated. (Imp S-21)
- S-3.16 Building Code.** Continue to update the City's Building Code as necessary by incorporating structural hardening measures, such as fire rated roofing and fire resistant construction materials, and other measures to protect structures in a fire. (Imp S-24)
- S-3.17 Communication Systems.** Continue to evaluate and update communications systems in the City to provide early warning and notification about wildfire threats. (Imp S-16)
- S-3.18 Maintain Availability of Fire Hazard Maps.** Maintain collection of maps relating to fire hazards to help educate and assist builders and homeowners in mitigating against wildfire. Imp S-21, S-25)



- S-3.19 Home Hardening.** Promote the use of home hardening techniques that increase a structure's resistance to heat, flames, and embers through education and training. *(Imp S-23)*
- S-3.20 Water Supply and Fire Flow.** Work cooperatively with the Las Virgenes Municipal Water District and the Los Angeles County Fire Department, as appropriate, to ensure adequate water supply and facilities, including fire flow, for fire-fighting to serve all areas and populations of the City. *(Imp U-5, CS-26)*
- S-3.21 Site Specific Fire Protection.** Require applicants for new and re - development projects in the Very High Fire Hazard Severity Zone (VHFHSZ) to prepare a project-specific fire protection plan as part of initial application submittal. The fire protection plan shall at a minimum identify site ingress/egress, evacuation routes, emergency vehicle access, visible home addressing and signage, and fuel modification zones. *(Imp S-26)*
- S-3.22 Existing Non-Conforming Development.** Work with owners of developed property that does not meet current fire safety standards for access, water supply and fire flow, signage and vegetation clearance in the VHFHSZ, and provide guidance on how to meet the standards. *(Imp S-30, S-23, CS-26)*

Goal S-3.a

Limiting Fire Hazards. Limiting fire hazard through brush and weed abatement, and encouraging landscape planting appropriate to fire prone areas.

- S-3.a.1 Fuel Modification.** Ensure that roads and new development comply with the vegetation clearance and fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible, and encourage design that minimizes the need for fuel modification on public parklands. *(Imp S-8, CS-30)*
- S-3.a.2 Vegetation Management.** Coordinate with the County of Los Angeles Fire Department in implementing the County's Vegetation Management Program, which develops strategies responding to fire hazards by analyzing wilderness fire history, considering different methods of reducing and removing fuels, and evaluating the environmental effects of such practices. *(Imp S-21, CS-26)*
- S-3.a.3 Fire Appropriate Planting.** Provide information to the public on plant and tree species, including native species, that are fire adapted or fire resistant. *(Imp S-23)*

Goal S-7

Windstorm Preparation. Reduce the potential impact of windstorms that can cause injury, loss of life, structural and infrastructure damage through education, awareness, and preparation.

Policies

- S-7.1 Develop Public Awareness Campaign.** Provide public education materials to City residents pertaining to the protection of life and property before, during and after a windstorm. *(Imp S-23)*
- S-7.2 Landscape and Local Awareness to Fire Code.** Create local City awareness of the types of trees and other vegetation most appropriate for planting in regard to the Fire Code Sections relevant to utility operations in order to avoid utility and vegetation conflicts. *(Imp S-23)*



S-7.3 Backup Power Facilities. Encourage property owners and critical facilities to purchase and test backup power facilities for use during a power failure, and to create an equipment/testing log to ensure back power equipment is in working service. *(Imp S-23)*

Goal S-17

Energy Efficiency. Increase Energy Efficiency in Existing and New Development.

Policies

S-17.1 Energy Efficiency Outreach. Provide energy efficiency education to the public, including promoting energy efficient programs and certified buildings, and promoting financing programs for retrofits and upgrades. *(Imp S-27)*

S-17.2 Energy Evaluations and Audits. Encourage residence and business energy evaluations and audits available from utility companies. *(Imp S-27)*

S-17.3 Electrification of Development. Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification. *(Imp S-27, Imp S-28)*

Goal S-18

Water Efficiency. Increase Energy Efficiency through Provision of Water.

Policy

S-18.1 Water Efficiency in Landscape. Consider the application of the City's mandatory Model Water Efficiency Landscape Ordinance (MWELO) to a broader range of landscape projects. *(Imp S-29)*

Goal S-19

Urban Heat Island Effect. Decrease Energy Demand through Reducing the Urban Heat Island Effect.

Policies

S-19.1 Tree Planting. Promote tree planting in the community by providing education on the environmental benefits of trees and best management practices to maintain healthy trees. *(Imp S-27)*

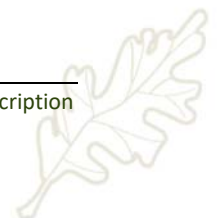
S-19.2 Cool Roofs. Encourage, and consider requiring, light reflecting roofs on new multi-family residential and commercial buildings to absorb less heat, thereby reducing local air temperature. *(Imp S-27, S-30)*

Goal S-20

Solid Waste Generation Reduction. Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation.

Policy

S-20.1 Organic Waste. Provide organic waste collection services to all residents and businesses, in addition to waste hauling and recycling collection, to reduce organic waste disposal. *(Imp S-31)*



Goal S-21**Vehicle Miles Travelled Reduction. Decrease Greenhouse Gas Emissions through a Reduction in Vehicles Miles Travelled (VMT).****Policies**

S-21.1 Bicycle Use. Develop a Citywide network that ensures access to safe bicycle facilities, and connects to regional bicycle facilities. (Imp S-32)

S-21.2 Electric Vehicles. Encourage, and consider requiring, installation of electric vehicle chargers in commercial development and multi-family residential development parking facilities. (Imp S-27, S-33)

Goal S-22**Clean Energy. Decrease Greenhouse Gas Emissions through Increased Clean Energy Use.****Policy**

S-21.1 Decrease Greenhouse Gas Emissions through Increased Clean Energy Use. Encourage the availability of clean power to residents and businesses in the City, with the goal of total renewable energy use. (Imp S-34)

An additional Climate Change goal and associated policies are provided in Chapter 4, Natural Resources of this General Plan. The goal and policies are also provided below for reference:

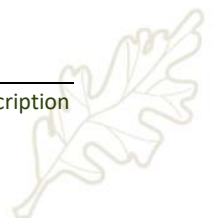
Goal NR-10**Greenhouse Gas Reduction. Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.****Policies**

NR-10.1 Climate Change. Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emission reductions targets. (Imp NR-25)

NR-10.2 Regional Coordination. Ensure that that any plans prepared by the City, including the General Plan, are aligned with, and support any regional plans to help achieve reductions in greenhouse gas emissions. (Imp NR-26)

NR-10.3 Outreach and Education. Partner with local agencies and organizations to coordinate outreach and education regarding the effects of greenhouse gas emissions and climate change. (Imp NR-27)

The following goals and policies address climate adaptation and resiliency, and seek to reduce vulnerability and increase the community's resilience to climate change.

Goal S-23**Adaptation to the Impacts of Wildfire. Address the effects of climate change associated with extended droughts that increase the frequency and intensity of wildfires.**

Policies

Policies implementing this goal are found in Section C. Wildland and Urban Fire Hazards, Goal S-3, Protection from Fire Hazards. The policies are also provided below for reference.

S-3.9 Disaster Communication. Improve disaster coordination and communication among public agencies. (Imp S-19, CS-26, CS-27)

S-3.10 Emergency Evacuation Plan. Prepare a citywide emergency evacuation plan and to maintain adequate departure paths especially in areas that don't have at least two emergency evacuation routes (i.e., points of ingress and egress). (Imp S-20)

S-3.11 Emergency Access. Ensure new development has adequate emergency access through sufficient road widths according to the Los Angeles County Fire Department standards, which are currently 26 feet wide for single-story structures and 28 feet wide for multi-story structures, as well as adequate, visible street address signage to identify buildings. (Imp CS-30)

S-3.12 Fire Management Plan. Develop a fire management plan that maps fuel load buffer zones within the wildland/urban interface, and includes actions to reduce fuel loads, in coordination with the County Fire Department. (Imp S-22)

Goal S-24

Adaptation to the Impacts of Extreme Heat. Address the effects of climate change associated with extreme heat days.

Policies

S-24.1 Community Cooling Centers. Identify and promote facilities throughout the City to provide adequate cooling for the population during extreme heat days. (Imp S-16, S-23)

S-24.2 Outreach and Education. Provide public outreach, education, and engagement regarding the risks of extreme heat and preventative measures. (Imp S-16, S-23)

S-24.3 Maintain Adequate Transportation. Maintain roadways, bridges and other transportation facilities during extreme heat events. (Imp S-35)

Goal S-25

Adaptation to the Impacts of Flooding. Address the effects of climate change related to increased storm water runoff from the combination of severe drought and increases in rain.

Policies implementing this goal are found in section A. Flood Hazards, Goal S-1, Protection from Flood Hazards.


Appendix A General Plan Policies Addressing Global Climate Change lists goals and policies elsewhere in the General Plan that address climate change, in addition to those listed in this section.


N-2.3 Noise Mitigation Along Major Arterials. Require sound-attenuating devices, such as walls and berms, or construction best management practices, in the design of residential and other noise-sensitive land uses that are adjacent to the Ventura Freeway and major arterials. (Imp N-7)







vi) Implementation Program

The following implementation measures are proposed.





<u>M-35. The City shall continue to require applicants of development projects to submit a Vehicle Miles Travelled (VMT) analysis pursuant to the City’s Transportation Assessment Guidelines as part of a development application. If significance thresholds for VMT are exceeded, Transportation Demand Management (TDM) measures shall be implemented by the project.</u>						
<u>Implements Which Policy(ies)</u>	<u>M-1.10; M-6.7</u>					
<u>Responsible Department(s)</u>	<u>Planning and Community Development</u>					
<u>Supporting Department(s)</u>	<u>Public Works</u>					

<u>NR-29. The City shall require all new multi-family housing development projects on Canwood Street, Kanan Road, and Agoura Road, and on land abutting the freeway where there are high levels of localized air pollution to incorporate measures into the building and site design to promote ventilation to minimize the effects of air quality on residents. Measures, which shall be incorporated into the project plans submitted for an application, may include, but not be limited to, high efficiency filtration systems for indoor air quality; buildings of varying heights, shapes, articulation and other design features to break up massing; site design with open spaces between buildings to encourage air flow for (e.g., outdoor landscaped or recreation spaces), vegetation selected and arranged for the ability to alter pollutant transport and dispersion; and use of decoratively treated solid barriers and walls along with screening landscaping along the freeway to increase the vertical dispersion of pollutants.</u>						
<u>Implements Which Policy(ies)</u>	<u>NR-7.5; NR-7.6</u>					
<u>Responsible Department(s)</u>	<u>Planning and Community Development</u>					
<u>Supporting Department(s)</u>	<u>City Manager’s Office</u>					







<p>S-8. The City shall continue to work with the County of Los Angeles Fire Department regarding fuel modification issues on proposed development projects to encourage protection of natural resources and habitat, and to uphold the City landscaping criteria while providing wildland and urban fire protection.</p>										
<p>Implements Which Policy(ies)</p>	<p>S-3.8;S-3.a.1.</p>									
<p>Responsible Department(s)</p>	<p>Planning and Community Development</p>									
<p>Supporting Department(s)</p>	<p>N/A</p>									
<p>S-14. The City shall incorporate natural infrastructure in City sponsored projects, as feasible, and encourage the use of natural infrastructure in private development projects during the development review process.</p>										
<p>Implements Which Policy(ies)</p>	<p>S-1.8</p>									
<p>Responsible Department(s)</p>	<p>Planning and Community Development; Public Works</p>									
<p>Supporting Department(s)</p>										
<p>S-15. The City shall conduct a review of properties in the FEMA Flood Insurance Rate Map Flood Zones A and AE for likelihood of flooding. (Year 2023).</p>										
<p>Implements Which Policy(ies)</p>	<p>S-1.9; S-1.12</p>									
<p>Responsible Department(s)</p>	<p>Building; Public Works</p>									
<p>Supporting Department(s)</p>	<p>Planning</p>									
<p>S-16. The City shall ensure continued notification and communication to the public regarding early emergency warnings and severe weather forecasts, and during emergency events, using latest available technology for efficiency and effectiveness.</p>										
<p>Implements Which Policy(ies)</p>	<p>S-1.10;; S-1.13; S-3.17; S-24.1; S-24.2</p>									
<p>Responsible Department(s)</p>	<p>City Manager's Office</p>									
<p>Supporting Department(s)</p>	<p>Public Works</p>									







<p><u>S-17. The City shall encourage the location of essential public facilities and infrastructure outside flood hazard zones and the VHFHSZ during pre-application and development project application review, as feasible.</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-1.13</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>Planning and Community Development</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Public Works</u></p>								
<p><u>S-18. The City shall continue to coordinate with the County of Los Angeles and other relevant public agencies having authority over flood control facilities to ensure adequate flood protection.</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-1.12; S-1.14</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>Building; Public Works</u></p>								
<p><u>Supporting Department(s)</u></p>									
<p><u>S-19. The City shall continue to coordinate with the County Fire Department, County Sheriff Department, and other public agencies responsible for emergency response to ensure effective communication during disasters.</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-3.9</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>City Manager’s Office</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Public Works</u></p>								
<p><u>S-20. The City shall prepare an Emergency Evacuation Plan for all areas of the City to address wildfires, flooding, windstorms, and other hazards, including ensuring adequate roadways and other transportation facilities to aid in evacuation. (Year 2023).</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-1.11; S-3.10</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>City Manager’s Office</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Public Works; Planning</u></p>								



<p><u>S-21. The City shall implement the Las Virgenes-Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan for emergency preparedness, and update the Plan as required.</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>; S-3.15</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>City Manager’s Office</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Building; Planning; Public Works</u></p>								
<p><u>S-22. The City shall develop a Fire Management Plan for minimizing fuel loads within City limits, in conjunction with the County of Los Angeles Fire Department, Fuel Modification Unit and other relevant agencies. (Year 2024)</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-3.12; S-3.a.2</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>Planning and Community Development</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Building</u></p>								
<p><u>S-23. The City shall provide information to the public regarding protecting people and property from wildfires, windstorms, floods, extreme weather and other hazards, including how to minimize risks associated with these events and pro-active approaches, on the City’s website, in City newsletters and other City communication methods, and at public events.</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-1.10; S-3.13; S-3.a.3; S-7.1; S-7.2; S-7.3; S-24.1; S-24.2; S-3.22</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>City Manager’s Office</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Public Works; Building; Planning</u></p>								
<p><u>S-24. The City shall evaluate the City Building Code to determine if revisions are needed to ensure further protection of structures in a fire, and update the Code as necessary. (Year 2023).</u></p>									
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-3.16</u></p>								
<p><u>Responsible Department(s)</u></p>	<p><u>Planning and Community Development</u></p>								
<p><u>Supporting Department(s)</u></p>	<p><u>Building</u></p>								



<p><u>S-25. The City shall make available to the public the Cal FIRE VHFHSZ map to assist in education and siting of potential development projects.(Year 2022).</u></p>					
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-3.18</u></p>				
<p><u>Responsible Department(s)</u></p>	<p><u>Planning; Building</u></p>				
<p><u>Supporting Department(s)</u></p>					
<p><u>S-26. The City shall require that an applicant for new development or re-development provide a Fire Protection Plan for the specific site as part of initial project application. The City shall create requirements for the Fire Protection Plan and distribute them to the public.(Year 2023).</u></p>					
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-3.21</u></p>				
<p><u>Responsible Department(s)</u></p>	<p><u>Planning and Community Development</u></p>				
<p><u>Supporting Department(s)</u></p>	<p><u>Building; Public Works</u></p>				
<p><u>S-27. The City shall provide information to the public regarding climate change and adaptation, including ways to reduce energy consumption and greenhouse gas emissions, and protect people and property from risks associated with climate change, on the City’s website, in City newsletters and other City communication methods, and at public events.</u></p>					
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-17.1; S-17.2; S-19.1; S-19.2; S-17.3; S-21.2</u></p>				
<p><u>Responsible Department(s)</u></p>	<p><u>City Manager’s Office; Building</u></p>				
<p><u>Supporting Department(s)</u></p>	<p><u>Planning</u></p>				
<p><u>S-28. The City shall create incentives for, or other methods to encourage, complete electrification of new multi-family residential and commercial development. (Year 2024).</u></p>					
<p><u>Implements Which Policy(ies)</u></p>	<p><u>S-17.3</u></p>				
<p><u>Responsible Department(s)</u></p>	<p><u>Building</u></p>				
<p><u>Supporting Department(s)</u></p>	<p><u>Planning</u></p>				



<u>S-29. The City shall explore the feasibility of applying the City’s Model Water Efficiency Landscape Ordinance (MWELO) to more development projects that include new or renovated landscaping, including amending the Ordinance, if applicable. (Year 2023).</u>					
<u>Implements Which Policy(ies)</u>	<u>S-18.1</u>				
<u>Responsible Department(s)</u>	<u>Planning and Community Development</u>				
<u>Supporting Department(s)</u>					
<u>S-30. The City shall explore the feasibility of requiring light reflecting roofs on new developments, including amending the Municipal Code, if applicable. (Year 2023).</u>					
<u>Implements Which Policy(ies)</u>	<u>S-19.2</u>				
<u>Responsible Department(s)</u>	<u>Building</u>				
<u>Supporting Department(s)</u>	<u>Planning</u>				
<u>S-31. The City shall require organic waste collection for all residents and businesses in accordance with state requirements. (Year 2022).</u>					
<u>Implements Which Policy(ies)</u>	<u>S-20.1</u>				
<u>Responsible Department(s)</u>	<u>City Manager’s Office</u>				
<u>Supporting Department(s)</u>	<u>Planning and Community Development</u>				
<u>S-32. The City shall prepare and implement a Bicycle Master Plan. (Year 2025).</u>					
<u>Implements Which Policy(ies)</u>	<u>S-21.1</u>				
<u>Responsible Department(s)</u>	<u>Public Works</u>				
<u>Supporting Department(s)</u>	<u>Planning and Community Development</u>				

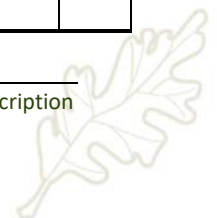


<u>S-33. The City shall explore the feasibility of requiring electric vehicle chargers in commercial and multi-family development project parking facilities, including amending the Municipal Code, if applicable. (Year 2023).</u>					
<u>Implements Which Policy(ies)</u>	<u>S-21.2</u>				
<u>Responsible Department(s)</u>	<u>Building</u>				
<u>Supporting Department(s)</u>	<u>Planning and Community Development</u>				

<u>S-34. The City shall continue participation in clean energy programs, such as the Clean Power Alliance, with the goal of total renewable energy use.</u>					
<u>Implements Which Policy(ies)</u>	<u>S-22.1</u>				
<u>Responsible Department(s)</u>	<u>City Manager’s Office</u>				
<u>Supporting Department(s)</u>					

<u>S-35. The City shall review roadways, bridges and other transportation facilities that may be vulnerable to extreme weather, including heat (leading to vulnerability such as buckling and asphalt softening), identify load restrictions and necessary improvements to ensure safe and effective circulation, and implement measures. (Year 2026).</u>					
<u>Implements Which Policy(ies)</u>	<u>S-24.3</u>				
<u>Responsible Department(s)</u>	<u>Public Works</u>				
<u>Supporting Department(s)</u>					

<u>N-7. The City shall continue to require the use of noise walls, berms and other similar structures, including construction best management practices, to reduce the effects of noise in residential and other noise sensitive land use projects adjacent to the freeway corridor and major thoroughfares, as recommended by required noise studies during project review and entitlement.</u>					
<u>Implements Which Policy(ies)</u>	<u>N-2.2; M-4.5</u>				
<u>Responsible Department(s)</u>	<u>Planning and Community Development</u>				
<u>Supporting Department(s)</u>	<u>N/A</u>				



vii) Adoption of Land Use and Zoning Regulations

The Housing Element also necessitates re-zoning of some proposed opportunity sites and amending the Specific Plans for others, to include:

- Affordable Housing Overlay (see **Appendix I**)
- Zoning Ordinance Amendments (see **Appendix J**)
- Agoura Village Specific Plan and Agoura Village Specific Plan Amendment (see **Appendix K**)
- Ladyface Mountain Specific Plan and Ladyface Mountain Specific Plan Amendment (see **Appendix L**)

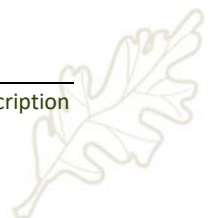
4. PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires that a statement of objectives for the project includes the underlying purpose of the project.

- Update the Housing Element to accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation by identifying housing opportunity sites that meet all statutory requirements and follow state guidelines.
- Prepare a Housing Element Update that ensures adequate site capacity that creates a buffer above the City's RHNA allocation to minimize the need to up-zone property on an ad-hoc basis and helps avoid violations of the state's no net loss provision for housing (Government Code Section 65863).
- Prepare a Housing Element Update that promotes the development of new housing for all income levels in a manner that minimizes impacts to the City's small town ambience, maintains the character of existing residential neighborhoods, and ensures development is in harmony with surrounding land uses.
- Update other Elements of the General Plan to meet state legal requirements and align with the Housing Element Update.
- Prepare a Housing Element Update and other General Plan Element updates that continue to support Agoura Hills as a safe and vibrant place to work, live, play and visit by providing city services matching the community's needs, promoting community engagement, and promoting economic viability and thriving town centers, consistent with the needs of the community.
- Prepare a Housing Element Update and other General Plan Element updates that protect the environment through responsible stewardship of the City's open spaces, hillsides, and other natural resources, and promote environmental sustainability.

5. REQUESTED ACTIONS

Consistent with CEQA Guidelines Section 15065(b), the City of Agoura Hills is the lead agency for the proposed project. As such, this SEIR will be used by the City to both evaluate the potential environmental impacts that would result from the proposed project and adopt mitigation measures, as required, in the SEIR. The City Council will consider approval of the project, which is adoption of the GPU, adoption of land use and zoning regulations (*i.e.*, Agoura Hills Zoning Code and Specific Plan amendments) and the corresponding amendments to the Zoning Map to create and implement the Affordable Housing Overlay District, and certification of the project's Final SEIR concurrently with project approval. The City will consider the following specific actions:



- Certification of the SEIR;
- Adoption of General Plan amendments to the Introduction Chapter
- Adoption of General Plan amendments to update the Housing Element;
- Adoption of General Plan amendments to the Community Conservation and Development Element and Land Use Designation Map;
- Adoption of General Plan amendments to the Community Safety Element;
- Adoption of General Plan amendments to the Infrastructure and Community Services Element (Mobility Section);
- Adoption of General Plan amendments to the Natural Resources Element (Air Quality Section);
- Adoption of Zoning Ordinance Amendments and Zone Change and creation of Affordable Housing Overlay; and
- Adoption of Specific Plan Amendments to the Agoura Village Specific Plan and Ladyface Mountain Specific Plan.



IV. ENVIRONMENTAL IMPACT ANALYSIS

A. AESTHETICS

1. INTRODUCTION

This section analyzes the potential environmental impacts on aesthetic and visual impacts from implementation of the proposed project. Data for this section were taken from the City of Agoura Hills General Plan EIR 2010, the City of Agoura Hills Municipal Code, Agoura Village Specific Plan, Ladyface Mountain Specific Plan, and the City of Agoura Hills General Plan Update (2010).

A. 2010 General Plan EIR Analysis and Conclusions

The General Plan EIR 2010 determined that there would be no adverse impacts on scenic vistas as City Code requirements and development standards, together with the policies proposed in the General Plan Update, would impose conditions upon new development, requiring enhancement of the surrounding streetscape, and limiting adverse visual impacts on adjacent uses.

The General Plan EIR 2010 determined that there would be no impact to state scenic highways as there are no officially designated state scenic highways in the City. Nonetheless, the General Plan EIR 2010 found that implementation of Policies LU-16.2 and LU-29.3 would avoid significant impacts if US-101 does become officially designated.

The General Plan EIR 2010 found that the General Plan would not substantially degrade the existing visual quality and character of the City as proposed goals and policies of the General Plan would require new development and redevelopment to progress in a manner that creates and preserves a high quality, sustainable and coherent environment. Focusing infill development on underutilized properties would foster architectural quality and variety, as well as ensure landscape/open space buffers on the City fringe, that would preserve the open visual character of the City as a whole.

Lastly, the General Plan EIR 2010 found that there would be no impact from light and glare. Although light and glare effects of new development would have the greatest impact upon undeveloped lands and residential uses, General Plan policies and existing Municipal Code regulations would ensure that commercial uses adjacent to residential areas would be designed to be compatible and incorporate low intensity directional lighting and screening to minimize light spill over and glare onto residential neighborhoods and to preserve a natural twilight environment at night. Additionally, existing Municipal Code regulations for various commercial uses require that lighting fixtures be located so as to shield direct rays from adjoining properties.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The City of Agoura Hills is located on the eastern end of the Conejo Valley, in the foothills of the Santa Monica Mountains on the western edge of Los Angeles County, and is known for its distinctive neighborhoods, ancient oak trees, dramatic scenic vistas, and array of recreation resources. The Santa Monica Mountains National Recreation Area wraps around the City to the north and south, extending to the eastern boundary. The foothills of the Santa Monica Mountains shape the topography of the southern

and eastern portions of the City while the Simi Hills provide a backdrop to the north. Prominent ridgelines to the south, east, and northwest form the City's natural skyline.

1) Citywide

Hillsides

Situated within the Santa Monica Mountains, the City of Agoura Hills has many hillsides within its jurisdiction; however, six primary ridgelines dominate the community's landscape. These ridgelines remain generally undeveloped; however, some construction has occurred at the base of the hillsides. The ridgelines identified below have slopes greater than 25 percent and are the primary topographical features viewed from the US-101 corridor or major arterials within Agoura Hills.

Primary Ridgelines

Ladyface Mountain between Kanan Road and the western City limits on the southern border of Agoura Hills reaches a peak elevation of 2,036 feet. One ridgeline in the northwestern portion of the community is situated above Thousand Oaks Boulevard and west of Kanan Road, and two others are located in the northeastern corner of Agoura Hills. Several ridgelines in the southeast corner of Agoura Hills between Kanan and Liberty Canyon Roads create the City's southern boundary. Outside of the City's boundaries to the northeast, a ridgeline is situated within unincorporated Los Angeles County, in the Santa Monica Mountains National Recreation Area.

Secondary Ridgelines

A number of secondary ridgelines are located in Agoura Hills. These ridgelines, while important visual form-giving and space-defining features, are of lesser significance than primary ridgelines, because views of these features are partially blocked or the surrounding areas have been developed with urban land uses. Topographical features within Agoura Hills create important viewsheds in the community, and development should be limited within these areas as outlined in the City's Hillside and Significant Ecological Areas Ordinance.

Views and Vistas

The massive volcanic structure of Ladyface Mountain within the Santa Monica Mountains provides a backdrop to the City as viewed from the freeway corridor and other arterials. Other important scenic resources include Strawberry Hill, the Morrison Ranch Hills, Palo Comado Hills, and the higher, more distant, Simi Hills to the north. Agoura Hills is known as the Gateway to the Santa Monica Mountains National Recreation Area. The trailhead for the Zuma Ridge or Simi-to-Sea Trail that connects the national parklands both north and south of the freeway is within close proximity to the Ventura Freeway (US-101) and City arterials. These hills are framed by panoramic vistas, oak trees, and backdrops of picturesque canyons and hillsides.

Scenic Corridors/Roads

Scenic corridors provide an opportunity for the public to take advantage of the aesthetic values.

The following roadways are valuable scenic resources in the community:

- Reyes Adobe Road (from Thousand Oaks Boulevard to Agoura Road)



- Thousand Oaks Boulevard. (from westerly City limits to its eastern terminus just beyond Carell Avenue)
- Agoura Road (from westerly City limits to easterly City limits)
- Kanan Road (from Agoura Road south to the City limits)

Reyes Adobe Road provides scenic vistas to the north and south along the roadway, including prominent views of Ladyface Mountain. Single-family residential uses predominate along Reyes Adobe Road, with commercial nodes at Agoura Road and Canwood Street.

Kanan Road is a north/south roadway and overall provides scenic vistas to the north and south along the roadway, including prominent views of Ladyface Mountain and the Santa Monica Mountains to the south and views of the Simi Hills to the north. The roadway contains a landscaped median north of US-101. South of Agoura Road, it is currently a two-lane road through undeveloped areas with no landscaping. This southerly segment serves as a scenic entry at the southerly City limits.

Thousand Oaks Boulevard runs in an east/west direction through the northern residential sections of the community providing vistas from key high locations near Strawberry Hill and Reyes Adobe Road. From these high points, one looks out over the developed area of the City to the backdrop of mountains and foothills. Thousand Oaks Boulevard has a landscaping of suburban character and a City landscaped median. Adjacent uses along Thousand Oaks Boulevard are predominantly residential with commercial nodes at Lake Lindero Drive and Kanan Road.

Agoura Road runs in an east/west direction along the southern section of the community, along the base of the Santa Monica Mountain foothills. The view along Agoura Road is characterized by close-in foothill views to the south, with occasional vistas beyond the City to the north with the backdrop of rolling hills and the higher, more distant Simi Hills. Through the old commercial district of the City near Chesebro Road, Agoura Road is lined with large mature oak trees. An open rectangular concrete drainage channel carries the Chesebro Canyon Wash along the north side of Agoura Road from Medea Creek beyond Waring Place. Generally, Agoura Road east of Kanan Road is a two-lane arterial developed to rural standards without curb and gutter.

Curbs, gutters, and sidewalks have been completed in the Agoura Village Specific Plan area for portions of Agoura Road (from just east of Cornell Road to just west of Kanan Road). As part of this Plan, Agoura Road will remain two lanes through the Plan area, generally from Cornell Road to Kanan Road. Agoura Road west of Kanan Road is four lanes. Landscaped medians are located along Agoura Road, from the westerly City limits to Cornell Road.

In general, land to the south of Agoura Road is undeveloped or developed with scattered hillside residential units. Between Agoura Road and the US-101 are older commercial uses and more recently developed research and development parks and office buildings with surface parking. Between Cornell Road and Kanan Road, Agoura Road runs through the Agoura Village Specific Plan area, forming the primary backbone of the mixed-use development village. West of Reyes Adobe Road, the south side of Agoura Road is developed primarily with office uses, or is preserved open space. There are limited vacant parcels with development potential left in the Ladyface Mountain Specific Plan. These few parcels are close to the westerly City limits.

The following roadways offer some scenic elements, although not to the extent of the four highlighted above:



- US-101/Ventura Freeway is listed as an Eligible State Scenic Highway by the California Department of Transportation. This eligible portion of US-101 traverses rugged, undeveloped hillsides in northwestern Los Angeles County and southern Ventura County into fertile farmland near Camarillo.
- Canwood Street parallels US-101 to the north and offers views of the Santa Monica Mountains and Simi Hills. In addition, the street is not as densely developed in the eastern half of the City.
- Roadside Drive parallels US-101 to the south and is located north of Agoura Road. Roadside Drive offers views of the Santa Monica Mountains and the Simi Hills.
- Driver Avenue is an east/west roadway that runs through predominantly residential areas and adjacent to Agoura High School.

Light and Glare

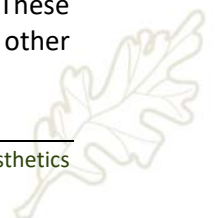
Due to the low-density residential character of the City, significant ambient light from urban uses is not as prevalent in the City compared to other cities throughout Los Angeles County. However, similar to other developed areas, the sources of light and glare that do exist include glass building facades, streetlights, parking lot lighting, security and way-finding lighting at existing non-residential uses, and automobile headlights. The areas with the heaviest amount of light and glare in the City are generally the commercial centers at Kanan Road/US-101 and the other freeway interchanges, and areas located south of US-101 Highway, west of Kanan Road, within the office and business park developments.

2) Housing Element Opportunity Sites

Sites A, B, C, E, and I are located in the Agoura Village Specific Plan (AVSP) area and are undeveloped. Site A is located to the east of Kanan Road and south of Agoura Road. The site is hilly with scattered trees, scrub brush, and some remnants of a block wall. Site B is located to the west of Kanan Road and south of Agoura Road, across from Site A. This site has a level gravel area used occasionally for seasonal outdoor sales, with steep hillsides towards the south and west. Vegetation on the site is predominately scrub brush. Site C is located south of Agoura Road on a sloping and hilly site. It is bordered to the west by a single-family home and Site I to the east. Site I is bounded by Site C to the west and a single-family residence to the east. Commercial uses and a concrete drainage channel are to the north, across Agoura Road. Southern views from Sites A, B, C, and I are limited by the steep hillsides on the sites. Views to the north consist of commercial uses along Agoura Road with hillsides developed with residential uses in the distance. Site E is located north of Agoura Road between storage uses and light industrial development. Views from Site E are limited to the south with views of commercial uses and distant hillsides to the north. While there are street lights along Agoura Road in the AVSP area, none of these sites are currently lighted.

Sites G, J, and K are located in the Agoura Village Specific Plan area and to the north of Agoura Road. These sites are developed with commercial uses, including the Regency Theater Center, Roadside Lumber, and Whizin's Market Square. Views to the south from these sites include Ladyface Mountain and surrounding hillsides. Views to the north include US-101, commercial uses to the north of US-101, and residential development on distant hillsides. These sites include lighting from buildings and in parking areas, and there are street lights along Agoura Road.

Sites O, P, and Q are located near the intersection of Kanan Road and Thousand Oaks Boulevard. These sites are developed with shopping center uses, including grocery and pharmacy stores, banks, other



commercial uses, and parking lots. Views from these sites include surrounding residential and commercial development, Ladyface Mountain to the south, and hillsides to the north. These sites include lighting from buildings and in parking areas, as well as lighting from adjacent roadways.

Sites D, F, H, M, R, and S consist of undeveloped land. Views from Site D include US-101 and Ladyface Mountain to the south, vegetated hillsides to the north with scattered residential development, and commercial development to the east and west. Site F is hilly and vegetated with oak trees. The site is surrounded by residential development with views limited due to the mature tree canopy in the area. Site H is hilly and vegetated with several mature trees. Views in this area include residential uses and steep hillsides to the south, hillsides to the east and west, commercial development also to the west, and hillsides and US-101 to the north. Site M is steeply sloped and surrounded to the north and west by commercial development, vacant land to the south, and a church use with large open space areas to the east. Views include Ladyface Mountain to the south, commercial development to the west and north, and adjacent hills to the east. Site R is surrounded by commercial development to the west, south, and east and US-101 to the north. Southern views from Site R are to hillsides along Agoura Road. Views to the north consist of the freeway and commercial uses beyond, with hillsides developed with residential uses in the distance. None of these sites are currently lighted. Street lighting on adjacent roadways provides some light.

Sites L, N, and T are developed with commercial uses. Views from Site L include commercial development directly across Dorothy Drive and distant hillsides to the south, commercial development to the west across Lewis Drive, and commercial development and distant hillsides to the east. Views of US-101 to the north are shielded by a large hedge. Site N is currently developed with a stone materials yard and sales building, while Site T is occupied by a retail/office building. Views from Site N and T include surrounding commercial development and US-101 to the north. These sites include lighting from buildings and in parking areas, and from adjacent roadways.

B. Regulatory Setting

i) Federal

No existing federal regulations pertain to the visual resources within the project area.

ii) State

a) Caltrans Scenic Highway Program

The California Department of Transportation (Caltrans) defines a scenic highway as any freeway, highway, road, or other public right-of-way, that traverses an area of exceptional scenic quality. Suitability for designation as a State Scenic Highway is based on vividness, intactness, and unity. Although there are no officially designated state scenic highways within the City, the US-101 Highway is identified as an eligible scenic highway.

i) Local

a) City of Agoura Hills Municipal Code

Chapter 3 (Commercial Districts), Part 12 (Special Commercial Use Standards), Section 9393.15 (Lighting) requires that lighting fixtures be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect diffused type and shall not exceed the height of the building. Also in this



chapter, Part 1 (Purpose and Design Standards), Section 9303.1.D, states that parking area design shall minimize lights and glare. A requirement for lighting to be stationary and deflected away from adjacent properties applies to all commercial properties in the Old Agoura Overlay district (Section 9555.C.3 of Part 6, Chapter 5). Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from an adjacent property or a public street.

Standards for view preservation are found throughout the Zoning Ordinance. Sections 9652.5 and 9652.13.D (Hillside and Significant Ecological Areas) requires ensuring the preservation of the scenic view shed, including provisions for site design in hillside areas, while 9652.13.C.(h) requires street lighting designed to lessen impacts on views. Part 4 (General Development Standards) of Chapter 1 (Introduction), states that all development shall be compatible with the rural character of the community, including preservation of views from existing development, and the preservation and protection of natural features, including terrain and landscaping in the neighborhood and community (Section 9132, General Development Standards).

b) City of Agoura Hills General Plan 2035 (2010)

The current General Plan contains the following goals and policies related to aesthetics, which would remain as part of the GPU.

Chapter 2 (Community Conservation and Development)

Growth and Change

Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.2 Development Locations. Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration.

Citywide Land Use and Urban Design

Goal LU-3 City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policy LU-3.1 Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City.

Policy LU-3.2 Hillsides. Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas.



- Policy LU-3.3 Open Spaces and Greenbelts.** Provide a network of open spaces and greenbelts with pedestrian access where appropriate.
- Policy LU-3.4 Tree Preservation.** Continue to sustain oak trees, which are an integral part of the City's character, and consider the protection of other valuable tree species.
- Policy LU-3.6 Development Respect for Environmental Setting.** Encourage development to be located and designed to respect Agoura Hill's natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline.
- Policy LU-3.7 Public Viewsheds.** Whenever possible, preserve vistas of the community from public use areas.
- Policy LU-3.8 Night Sky.** Preserve view of the night sky through control of outdoor lighting.
- Goal LU-4 City Form and Structure.** Structure and form of development that respects Agoura Hill's natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.
- Policy LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hill's environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors.
- Policy LU-4.2 Connected Open Space Network.** Maintain and, where incomplete, develop a citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces.
- Policy LU-4.3 Organization of Places.** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business park/employment uses in centers and along the freeway corridor.
- Policy LU-4.4 Concentration of Development Density.** Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems.
- Policy LU-4.5 Development Compatibility.** Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses.
- Policy LU-4.6 Building Scale and Design.** Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features.



Policy LU-4.7 Building Relationship to Public Places. Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side.

Policy LU-4.9 Integration of Open Space Areas with Development. Incorporate sufficient open areas in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation.

Policy LU-4.10 Community Identity. Provide enhanced paving, entry monuments, and other special design features at key entry points to the City.

Goal LU-5 City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policy LU-5.5 Revitalization of Obsolete and Underused Properties. Encourage the use of redevelopment tools such as tax increment financing, consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor.

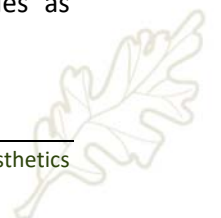
Policy LU-5.6 Building Rehabilitation. Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City. Land Use Categories, Standards, and Guidelines

Land Use Categories, Standards, and Guidelines

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policy LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hill's residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.

Policy LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City's *Architectural Design Standards and Guidelines* to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the *Standards and Guidelines*:



- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials

Policy LU-7.7 Environmental Setting. Protect and enhance the unique features of Agoura Hill’s residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes.

Policy LU-7.10 Neighborhood Transitions. Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character.

Goal LU-13 Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policy LU-13.1 Enhanced Design Character. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape.

Policy LU-13.3 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible and minimize impacts through such techniques as:

- Incorporation of landscape, decorative walls, enclosed trash containers, and/or comparable buffering and/or screening elements
- Attractive architectural treatment of elevations facing the residential uses
- Use of low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and to preserve a natural twilight environment at night
- Location of automobile and truck access and unloading areas to prevent impacts on residential traffic and privacy



Policy LU-16.2 Development Form and Architecture. Require that new and renovated business park, office, and supporting buildings are designed to convey a unified and high-quality character in consideration of the following principles:

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation
- Integration of signage with the building’s architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery (Imp LU-10, LU-12, LU-20)

Goal LU-19 Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

Policy LU-19.4 Conserve Natural Hillides. Encourage the conservation of natural hillides in new and existing development in the City’s hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands.

Community Subareas and Districts

Goal LU-29 Community-Serving Commercial District. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community serving uses.

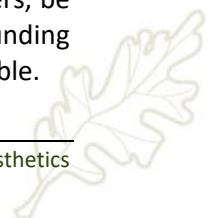
Policy LU-29.3 District Identity. Work with property owners to improve properties for the visual enhancement of the freeway corridor.

Chapter 3 (Infrastructure and Community Services)

Telecommunication

Goal U-6 Telecommunication System. Quality communication systems that meet the demands of new and existing developments in the City.

Policy U-6.2 Design and Siting of Utilities. Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible.



Chapter 4 (Natural Resources)Open Space

Goal NR-1 **Open Space System.** Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

Policy NR-1.1 **Open Space Preservation.** Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit.

Policy NR-1.2 **New Development.** Require new development to create a transition area between open space resources and development to minimize the impacts affecting these resources.

Policy NR-1.3 **Slope Preservation.** Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff.

Goal NR-2 **Visual Resources.** Preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation, and tourism.

Policy NR-2.1 **Maintenance of Natural Topography.** Require development to be located and designed to maintain the visual quality of hills, ridgelines, canyons, significant rock outcroppings, and open space areas surrounding the City and locate and design buildings to minimize alteration of natural topography.

Policy NR-2.2 **Trails, Recreation Areas, and Viewing Areas.** Provide public trails, recreation areas, and viewing areas near significant visual resources, where appropriate.

Policy NR-2.3 **Protect Ridgelines.** Maintain the community's primary and secondary ridgelines.

Policy NR-2.4 **Location and Design of Developments.** Require development within visually sensitive areas to minimize impacts to scenic resources and to preserve unique or special visual features, particularly in hillside areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Clustering of development so as to preserve open space vistas and natural features
- Minimal disturbance of topography
- Creation of contiguous open space networks



Goal NR-3 Scenic Roads. Maintenance and enhancement of the visual quality of City roads that have valuable scenic resources in order to create a special awareness of the environmental character and natural and man-made resources of the community.

Policy NR-3.1 Development along Scenic Roads. Ensure a quality visual experience along the entire length of the scenic roads through protection and enhancement of views and development of appropriate landscaping.

Policy NR-3.2 View Protection. Preserve the hillside backdrop and natural landforms visible from the scenic roads in their present state to the extent possible.

Biological Resources

Goal NR-4 Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Policy NR-4.2 Conserve Natural Resources. Continue to enforce the ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land.

Policy NR-4.5 Open Space Preservation. Place a high priority on acquiring and preserving open space lands for purposes of recreation, habitat preservation and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefits.

Policy NR-4.6 Connected Open Space System. Ensure that new development does not create barriers or impede the connection of the City's open space systems.

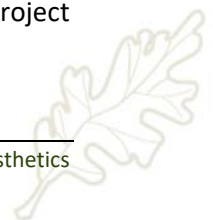
Policy NR-4.8 Open Space and Activity Centers. Link open space to activity centers, parks, other open space, and scenic routes to help define urban form and beautify the City.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts to aesthetics. Specifically, the Guidelines state that the proposed project may have an adverse significant aesthetic impact if it would:

- a) Have a substantial adverse effect on a scenic vista;
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or



- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

B. Project Impacts and Mitigation Measures

Impact A-1: Would the project have a substantial adverse effect on a scenic vista?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impacts on scenic vistas (Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines) as existing City Code requirements and development standards, together with the policies proposed in the General Plan Update, would impose conditions upon new development, requiring enhancement of the surrounding streetscape, and limiting adverse visual impacts on adjacent uses.

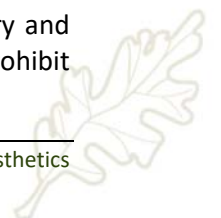
GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and residential uses are developed.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial uses. Sites A, B, C, I, M, and S are located at the base of the northern slope of Ladyface Mountain, a scenic vista. Sites D, E, F, H, M, and R consist of undeveloped land. Site E is on the north side of Agoura Road and development on this site has the potential to obscure views of Ladyface Mountain. The other sites are located adjacent to US-101 or in areas that would not be considered a scenic vista. Sites G, J, K, O, P, Q, L, N, and T are currently developed with commercial uses and surrounded by other commercial land uses. However, residential uses on these sites could be taller in height than the existing commercial uses.

All development on the housing opportunity sites would be subject to existing Municipal Code regulations and General Plan policies, including Policies LU-3.6, LU-7.7, LU-19.4, NR-2.1, NR-3.2, NR-4.2. These policies would encourage development design to respect and preserve public views and hillside areas, preserve viewsheds, and maintain the visual quality of hills. The GPU is a tool to guide development in the City and no specific development is proposed under the project. In accordance with the AHO, some future residential development may be eligible for "by right," ministerial approval and would not be subject to future project-level environmental evaluation under CEQA. Such development could result in significant impacts to aesthetic resources. However, for such projects, the objective standards outlined in Section III. Project Description would apply. These objective standards would prohibit obstruction of a scenic vista (Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan) from a passersby on the site's adjacent rights-of-way by more than 50 percent of the length of the project site; prohibit development on primary and secondary ridgelines; define lighting and building material standards for the sites; and prohibit



development on slopes in excess of 35 percent. The objective standards would also require that development on sites with an average 10 percent or higher slope, structures are located with a minimum building setback of thirty (30) feet to the top of slope.

As all projects proposed on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and the aforementioned objective standards, impacts to scenic vistas would be prevented. Therefore, updates to the Housing Element and related updates to the Community Conservation and Development Element would not create an impact to scenic vistas.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would impact a scenic vista.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in a less than significant impact related to scenic vistas.

Mitigation Measures:

None required.

Impact A-2: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

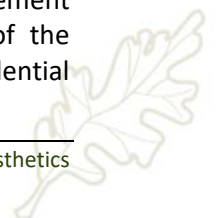
General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no impact to officially designated state scenic highways as there are no officially designated state scenic highways in the City. Although US-101 is designated as an "eligible" state scenic highway, Caltrans has not designated US-101 as a state scenic highway. Therefore, the General Plan EIR 2010 determined that there would be no impact to state scenic highways.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential



development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and residential uses are developed.

As there are no officially designated state scenic highways in the City, there would be no impact to state scenic highways from the Housing Element and the Community Conservation and Development Element.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development, and, as the City contains no state scenic highway, there would be no impacts to such resources from these Element updates.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, there would be no impact to scenic resources within a state scenic highway.

Mitigation Measures:

None required.

Impact A-3: Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the General Plan Update would not substantially degrade the existing visual quality and character of the City as proposed goals and policies of the General Plan Update would require new development and redevelopment to progress in a manner that creates and preserves a high quality, sustainable and coherent environment. Focusing infill development on underutilized properties would foster architectural quality and variety, as well as ensure landscape/open space buffers on the City fringe, that would preserve the open visual character of the City as a whole.



GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and residential uses are developed.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial uses. All the sites are in areas considered as urbanized, as the entire City is classified as an urbanized area per CEQA Guideline 15387. Sites A, B, C, D, E, F, H, I, M, R, and S consist of undeveloped land. Sites G, J, and K are developed with commercial uses, including the Regency Theater Center, Roadside Lumber, and Whizin's Market Square. Sites O, P, and Q are developed with shopping center uses, including grocery and pharmacy stores, banks, other commercial uses, and parking lots. Sites L, N, and T are developed with commercial uses.

Development on all the opportunity sites would be required to comply with existing Municipal Code regulations and General Plan policies. Goals and policies of the General Plan would require new development and redevelopment to progress in a manner that creates and preserves a high quality, sustainable and coherent environment. Focusing infill development on underutilized properties would foster architectural quality and variety, as well as ensure landscape/open space buffers on the City fringe, that would preserve the open visual character of the City as a whole. No new or amended goals or policies relating to Aesthetics are proposed as part of the GPU.

Additionally, current General Plan policies that would remain with the GPU would ensure new developments visually complement and enhance existing uses. For example, Policy LU-4.5 (Development Compatibility) requires that infill development incorporate design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses. Development would be encouraged to be of human scale per Policy LU-4.6 (Building Scale and Design), and Policy LU-4.4 (Concentration of Development Density) would focus the highest densities of development along the freeway corridor. Additionally, Policy LU-7.2 (Housing Character and Design) requires that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements.

Further, Policy NR-2.4 (Location and Design of Developments) requires development within visually sensitive areas to minimize impacts to scenic resources and to preserve unique or special visual features, particularly in hillside areas, through creative site planning, integration of natural features into the project, use of appropriate scale, materials, and design to complement the surrounding natural landscape, and clustering of development so as to preserve open space vistas and natural feature. The project would provide development opportunities that would complement and enhance the City's existing visual character and would not result in impacts to existing visual quality.



Lastly, projects proposed under the AHO and which would be approved ministerially would be required to be consistent with the objective standards listed in Section III. Project Description, as well as the General Plan policies and zoning regulations regarding scenic quality applicable to the AHO. These objective standards would prohibit obstruction of a scenic vista (Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan) from a passersby on the site's adjacent rights-of-way by more than 50 percent of the length of the project site; prohibit development on primary and secondary ridgelines; define lighting and building material standards for the sites; and prohibit development on slopes in excess of 35 percent. The objective standards would also require that development on sites with an average 10 percent or higher slope, structures are located with a minimum building setback of thirty (30) feet to the top of slope.

As all projects proposed on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and objective standards, impacts to existing visual character would be prevented.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would impact existing visual quality.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant impacts related to existing visual character.

Mitigation Measures:

None required.

Impact A-4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that there would be no impact from light and glare as General Plan policies and existing Municipal Code regulations would ensure that commercial uses adjacent to residential areas would be designed to be compatible and incorporate low intensity directional lighting and screening to minimize light spill over and glare. Although light and glare effects of new development would have the greatest impact upon undeveloped lands and residential uses, General Plan policies and existing Municipal Code regulations would ensure that commercial uses adjacent to residential areas would be designed to be compatible and incorporate low intensity directional lighting and screening to



minimize light spill over and glare onto residential neighborhoods and to preserve a natural twilight environment at night. Additionally, existing Municipal Code regulations for various commercial uses require that lighting fixtures be located so as to shield direct rays from adjoining properties.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and residential uses are developed.

Residential development would occur on sites that are currently undeveloped and vacant or currently developed with commercial uses. Specifically, development on Sites A, B, C, E, I, S, D, F, H, M, and R would develop currently vacant and unlit sites with residential uses that include site lighting. All development on these sites would be subject to existing Municipal Code regulations for site lighting and General Plan policies that ensure incorporation of low intensity directional lighting and screening to minimize light spill over and glare. Specifically, Section 9652.13.C.2.(H) of the Municipal Code requires street lighting designed to lessen impacts on views in hillside public streets. Existing Policy LU-3.8 (Night Sky) of the General Plan would preserve views of the night sky through control of outdoor lighting. Although there would be an increase in lighting on these sites, lighting would be similar to lighting of other residential uses in the City and would not result in overspill onto other adjacent properties. Additionally, residential development would not likely be constructed of highly reflective materials, such as large expanses of glass.

Sites G, J, K, O, P, Q, L, N, and T are currently developed with commercial uses and surrounded by other commercial land uses. The change in land use from commercial to residential on these sites would not result in an increase in light and glare on the sites more than currently existing.

Lastly, for projects proposed under the AHO and which would be approved ministerially, the objective standards in Section III. Project Description would apply. These objective standards define lighting standards for the sites, including: height limitations so that fixtures will not exceed a height of 16 feet measured from finished grade; requirements that exterior lighting be designed and shielded to face downward; and roof mounted lights are prohibited. In addition, illumination levels shall not exceed one (1) foot-candle at the property lines, measured at ground level. Objective standards define building material standards for the sites, including the prohibition of mirrored glass and gloss tile building materials. Steel, aluminum, and metallic finishes would be allowed provided they have a non-reflective coating or other property of the materials that make them non-reflective.

As all projects proposed on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and the aforementioned objective standards, the Housing Element and Community Conservation and Development Element would not result in impacts to existing visual character.



Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element would include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would create any increase in lighting or glare-producing materials.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on aesthetics, scenic vistas, visual quality, and character, as well as light and glare. Therefore, the General Plan EIR 2010 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and residential uses are developed.

The cumulative analysis includes buildout in the City under the General Plan. All development proposed under General Plan buildout would be required to comply with existing Municipal Code regulations and General Plan policies. Goals and policies of the General Plan would require new development and



redevelopment to progress in a manner that creates and preserves a high quality, sustainable and coherent environment. Therefore, there would be no cumulative aesthetic impacts from the project and other development proposed in the City.

For projects proposed under the AHO and which would be approved ministerially, objective development standards apply (see Section III. Project Description). These objective standards would prohibit obstruction of a scenic vista (Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan) from a passersby on the site's adjacent rights-of-way by more than 50 percent of the length of the project site; prohibit development on primary and secondary ridgelines; define lighting and building material standards for the sites; and prohibit development on slopes in excess of 35 percent. The objective standards would also require that development on sites with an average 10 percent or higher slope, structures are located with a minimum building setback of thirty (30) feet to the top of slope.

As all projects proposed on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and above noted objective standards), less than significant aesthetic impacts would result from the Housing Element and Community Conservation and Development Element updates, and therefore, there would be no cumulative impacts to aesthetics from development on the housing opportunity sites.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a rezoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element would include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact a scenic vista or existing visual quality or create an increase in lighting or glare. There would be no cumulative impact from adoption of the updates to General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to aesthetics.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, there would be no impacts to scenic vistas, existing visual quality, or from an increase in lighting or glare. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

B. AIR QUALITY

1. INTRODUCTION

This section of the SEIR evaluates the potential impact on air quality resulting from the GPU, including the potential for the GPU to conflict with or obstruct implementation of the applicable air quality plan, to 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, to expose sensitive receptors to substantial pollutant concentrations, or to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Data for this section was taken from air emissions modeling performed for the GPU using the California Emissions Estimator Model ([CalEEMod] Appendix C), vehicle miles traveled (VMT) and trip generation provided in the *Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment* prepared by Kimley-Horn (Appendix G), the South Coast Air Quality Management District (SCAQMD)'s CEQA Air Quality Handbook, and other relevant documents related to air quality.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would provide new sources of regional air emissions that would conflict with or obstruct implementation of the 2007 Air Quality Management Plan (AQMP). Specifically, implementation of the General Plan 2010 would be consistent with the 2007 AQMP in the reduction of vehicle miles traveled (VMT) but would be inconsistent with the 2007 AQMP with respect to forecast population/employment/housing levels. As such, the General Plan EIR 2010 found that potential impacts related to conflicts with the applicable air quality plan would be significant and unavoidable.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would result in construction and operational emissions that could contribute substantially to an existing or projected air quality violation. Because specific construction information on future development is not known and potential reductions of emissions due to goals and policies of the General Plan 2010 cannot be quantified, the General Plan EIR 2010 conservatively assumed that development under the General Plan 2010 could exceed thresholds. As such, the General Plan EIR 2010 found that potential impacts related to contributions to existing or projected air quality violations would be significant and unavoidable for both construction and operation of development under the General Plan 2010 even with implementation of mitigation requiring emission control measures during construction.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under an applicable federal or state ambient air quality standard. Because specific development that would be supported by the General Plan 2010 is not known, construction and operational emissions associated with implementation of the General Plan 2010 cannot be quantified, and because no mitigation is available to reduce such impacts to a level of less than significant, the General Plan EIR 2010 concluded that impacts related to cumulatively considerable net increase of criteria pollutants would be significant and unavoidable for both construction and operation of development under the General Plan 2010.

The General Plan EIR 2010 determined that operational activities under the General Plan 2010 could expose sensitive receptors to pollutant concentrations. However, when evaluating potential air quality impacts to sensitive receptors, the SCAQMD is primarily concerned with high localized concentrations of CO, and based on CO modeling using the simplified CALINE4 methodology, implementation of the General Plan 2010 would not expose existing or future sensitive uses within the City to substantial CO concentrations. Furthermore, the General Plan 2010 and its associated Implementation Plan included goals, policies, and implementation measures that would further reduce the exposure of sensitive receptors to substantial pollutant concentrations by increasing transit opportunities and requiring more low emission vehicles and alternative fuel stations within the City. As such, the General Plan 2010 EIR found that potential impacts related to exposure of sensitive receptors to pollutant concentrations as a result of operational activities under the General Plan 2010 would be less than significant.

The General Plan EIR 2010 determined that construction activities that could occur under the General Plan 2010 could expose sensitive receptors to substantial pollutant concentrations. Because specific construction information of future development is not known, the General Plan EIR 2010 found that potential construction impacts would be significant and unavoidable even with implementation of mitigation requiring emission control measures during construction.

The General Plan EIR 2010 determined that although implementation of the General Plan 2010 would generate airborne odors during construction, emissions would only occur during daytime hours and would be isolated to the immediate vicinity of the construction site and activity. In addition, potential odors associated with operation of future development supported by the General Plan 2010 would be typical of existing residential and restaurant odors and would be subject to requirements for proper ventilation and trash storage. As such, the General Plan EIR 2010 determined that no impacts related to objectionable odors would occur.

2. ENVIRONMENTAL SETTING

A. Climate

The City of Agoura Hills is located within the South Coast Air Basin (Basin), so named because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys or basins below. This area includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. Bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, the South Coast Air Basin is an area of high air pollution potential. The regional climate within the Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. Air quality within the Basin is primarily influenced by a wide range of emissions sources—such as dense population centers, heavy vehicular traffic, and industry.

The City of Agoura Hills is located in Los Angeles County, which is in the western portion of the Basin. The nearest climate monitoring station is located at 18330 Gault Street in Reseda, which is approximately 12.2 miles northeast of the closest Housing Element Opportunity Site (Site H, Dorothy Drive). According to the monitoring station data, the annual average high temperature in the City is 80.5°F, although temperatures occasionally exceed 100°F; the annual average low temperature in the City is 47.5°F; typically, the hottest and coldest months in the City are in August and January, respectively; and the majority of annual rainfall



in the City occurs between November and April.¹ Summer rainfall is minimal and generally limited to scattered thundershowers in coastal regions.

B. Air Quality Background

Air pollutant emissions within the Basin are generated from stationary, mobile, and natural sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at an identified location and are usually associated with manufacturing and industry. Examples are boilers or combustion equipment that produce electricity or generate heat. In addition, construction activities such as excavation and grading are considered point source emissions because they are confined to the limits of a particular construction site. Area sources are widely distributed and produce many small emissions. Examples of area sources include residential and commercial water heaters, painting operations, portable generators, lawn mowers, agricultural fields, landfills, and consumer products such as barbeque lighter fluid and hair spray. Mobile sources refer to emissions from on- and off-road motor vehicles, including tailpipe and evaporative emissions. On-road sources may be legally operated on roadways and highways. Off-road sources include aircraft, trains, and construction vehicles. Mobile sources account for the majority of the air pollutant emissions within the air basin. Air pollutants can also be generated by the natural environment, such as when fine dust particles are pulled off the ground surface and suspended in the air during high winds.

1) Ambient Air Quality Standards

Both the federal and state governments have established ambient air quality standards for outdoor concentrations of various pollutants in order to protect public health. The national and state ambient air quality standards have been set at levels whose concentrations could be generally harmful to human health and welfare and to protect the most sensitive persons from illness or discomfort with a margin of safety. Applicable ambient air quality standards are identified later in this section under Thresholds of Significance. The SCAQMD is responsible for bringing air quality within the Basin into conformity with the federal and state standards.

The criteria pollutants for which federal and state standards have been promulgated and that are most relevant to air quality planning and regulation in the Basin are ozone, carbon monoxide, fine suspended particulate matter, sulfur dioxide, and lead. In addition, toxic air contaminants (TACs) are of concern in the Basin. Each of these is briefly described below. **Table IV.B-1, Ambient Air Quality Standards Applicable in California**, identifies the current federal and state ambient air quality standards.

Table IV.B-1
Ambient Air Quality Standards Applicable in California

Air Pollutant	Averaging Period	California Standard ^{a,b}	Federal Standard ^{a,b}	SCAQMD Attainment Status ^c	
				California Standard ^d	Federal Standard ^d
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	--	Non-Attainment	--

¹ Western Regional Climate Center, Woodland Hills Pierce College, California (049785), Period of Record Monthly Climate Summary, Period of Record: 7/1/1949 to 9/30/2012, accessed December 13, 2021.



**Table IV.B-1
Ambient Air Quality Standards Applicable in California**

Air Pollutant	Averaging Period	California Standard ^{a,b}	Federal Standard ^{a,b}	SCAQMD Attainment Status ^c	
				California Standard ^d	Federal Standard ^d
	8 Hour	0.07 ppm (137 µg/m ³)	0.07 ppm (137 µg/m ³)	Non-Attainment	Non-Attainment (Extreme)
Respirable Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	150 µg/m ³	Non-Attainment	Attainment
	Annual	20 µg/m ³	--		
Fine Particulate Matter (PM _{2.5})	24 Hour	--	35 µg/m ³	Non-Attainment	Non-Attainment (Serious)
	Annual	12 µg/m ³	12 µg/m ³		
Carbon Monoxide (CO)	1 Hour	20.0 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)	Attainment	Attainment
	8 Hour	9.0 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)		
Nitrogen Dioxide (NO ₂)	1 Hour	0.18 ppm (339 µg/m ³)	0.10 ppm (188 µg/m ³)	Attainment	Unclassified / Attainment
	Annual	0.030 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)		
Sulfur Dioxide (SO ₂)	1 Hour	0.25 ppm (655 µg/m ³)	0.075 ppm (196 µg/m ³)	Attainment	Unclassified / Attainment
	3 hour	--	0.5 ppm (1,300 µg/m ³)		
	24 hour	0.04 ppm (105 µg/m ³)	0.14 ppm (365 µg/m ³)		
	Annual	--	0.03 ppm (655 µg/m ³)		
Lead	30 Day Average	1.5 µg/m ³	--	Attainment	Partial Non-Attainment ^e
	Rolling 3-Month Average	--	0.15 µg/m ³		
Sulfates	24 Hour	25 µg/m ³	--	Attainment	--
Hydrogen Sulfide (H ₂ S)	1 hour	0.03 ppm (42 µg/m ³)	--	Unclassified	--

Notes: ppm = parts per million by volume; µg/m³ = microgram per cubic meter

a An ambient air quality standard is a concentrated level expressed in either parts per million or micrograms per cubic meter and averaged over a specific time period (e.g., 1 hour). The different averaging times and concentrations are meant to protect against different exposure effects. Some ambient air quality standards are expressed as a concentration that is not to be exceeded. Others are expressed as a concentration that is not to be equaled or exceeded.

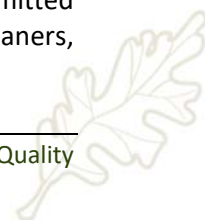
b Ambient Air Quality Standards based on the 2016 AQMP.



**Table IV.B-1
Ambient Air Quality Standards Applicable in California**

Air Pollutant	Averaging Period	California Standard ^{a,b}	Federal Standard ^{a,b}	SCAQMD Attainment Status ^c	
				California Standard ^d	Federal Standard ^d
<p><i>c</i> "Attainment" means that the regulatory agency has determined based on established criteria, that the Air Basin meets the identified standard. "Non-Attainment" means that the regulatory agency has determined that the Air Basin does not meet the standard. "Unclassified" means that there is insufficient data to designate an area, or designations have yet to be made.</p> <p><i>d</i> California and federal standard attainment status based on SCAQMD's 2016 AQMP.</p> <p><i>e</i> An attainment re-designation request is pending.</p> <p>Source (table): EcoTierra Consulting Inc., 2021.</p>					

- **Ozone (O₃)** is a gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
- **Carbon Monoxide (CO)** is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.
- **Respirable Particulate Matter (PM₁₀) and Fine Particulate Matter (PM_{2.5})** consists of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter, respectively. Some sources of particulate matter, like pollen and windstorms, are naturally occurring. However, in populated areas, most particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.
- **Nitrogen dioxide (NO₂)** is a nitrogen dioxide compound that is produced by the combustion of fossil fuels, such as in internal combustion engines (both gasoline and diesel powered), as well as point sources, especially power plants. Of the seven types of nitrogen oxide compounds (collectively known as NO_x), NO₂ is the most abundant in the atmosphere. As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitors.
- **Sulfur dioxide (SO₂)** is a colorless gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When sulfur dioxide oxidizes in the atmosphere, it forms sulfates (SO₄). Collectively, these pollutants are referred to as sulfur oxides (SO_x).
- **Lead (Pb)** occurs in the atmosphere as particulate matter. The combustion of leaded gasoline is the primary source of airborne lead in the Basin. The use of leaded gasoline is no longer permitted for on road motor vehicles, so the majority of such combustion emissions are associated with offroad vehicles such as racecars. Other sources of lead include the manufacturing and recycling of batteries, paint, ink, ceramics, ammunition, and the use of secondary lead smelters.
- **Toxic Air Contaminants (TACs)** refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners,



industrial operations, painting operations, and research and teaching facilities. Toxic air contaminants are different than “criteria” pollutants in that ambient air quality standards have not been established for them, largely because there are hundreds of air toxics and their effects on health tend to be local rather than regional. TACs primarily are concentrated within ¼-mile of the emissions source, and accepted practice is to analyze TACs when receptors are located within this ¼-mile radius.

State standards have been promulgated for other criteria air pollutants, including SO₄, hydrogen sulfide, Pb, and visibility-reducing particles. California also recognizes vinyl chloride as a TAC with an undetermined threshold level of exposure for adverse health effects. Vinyl chloride and hydrogen sulfide emissions are generally generated from mining, milling, refining, smelting, landfills, sewer plants, cement manufacturing, or the manufacturing or decomposition of organic matter. California standards for sulfate- and visibility-reducing particles are not exceeded anywhere in the Basin. Pb is typically only emitted during demolition of structures expected to include Pb-based paint and materials.

2) Health Effects of Air Pollutants

a) Ozone

Individuals exercising outdoors, and children and people with preexisting lung diseases, such as asthma or chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for ozone effects. Short-term exposures (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated ozone levels are associated with increased school absences. In recent years, a correlation between elevated ambient ozone levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple sports and live in high ozone communities.

Ozone exposure under exercising conditions is known to increase the severity of the above-mentioned observed responses. Animal studies suggest that exposure to a combination of pollutants that include ozone may be more toxic than exposure to ozone alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.

b) Carbon Monoxide

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of worsening oxygen supply to the heart.

Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport and competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include patients with diseases involving heart and blood vessels, fetuses, and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes.

Reduction in birth weight and impaired neurobehavioral development have been observed in animals chronically exposed to CO, resulting in COHb levels similar to those observed in smokers. Recent studies



have found increased risks for adverse birth outcomes with exposure to elevated CO levels. These include pre-term births and heart abnormalities.

c) Particulate Matter

A consistent correlation between elevated ambient fine particulate matter (PM₁₀ and PM_{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in life-span, and an increased mortality from lung cancer.

Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long-term exposure to particulate matter.

The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM₁₀ and PM_{2.5}.

d) Nitrogen Dioxide

Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposures to NO₂ at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO₂ in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these subgroups.

In animals, exposure to levels of NO₂ considerably higher than ambient concentrations results in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of ozone exposure increases when animals are exposed to a combination of ozone and NO₂.

e) Sulfur Dioxide

A few minutes of exposure to low levels of SO₂ can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to airflow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO₂. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.

Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO₂ levels. In these studies, efforts to separate the effects of SO₂ from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically or if one pollutant alone is the predominant factor.



f) Lead

Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.

Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated Pb levels in the blood can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.

g) Toxic Air Contaminant Emissions

Toxic Air Contaminant Emissions (TACs) are airborne substances that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different from the “criteria” pollutants previously discussed in that ambient air quality standards have not been established for them.

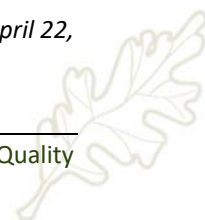
One TAC of particular concern within the Basin is Diesel Particulate Matter (DPM). DPM is a known carcinogen that has been found to account for approximately 70 percent of the excess cancer occurrences due to all TACs within the Basin.² Diesel engines tend to produce a much higher ratio of fine particulates than other types of internal combustion engines. The fine particles that make up DPM tend to penetrate deep into the lungs and the rough surfaces of these particles makes it easy for them to bind with other toxins within the exhaust, thus increasing the hazards of particle inhalation. The California Air Resources Board (CARB) Scientific Review Panel found that over forty known TACs typically bind to fine particulates within diesel exhaust.³ One particular problem in trying to derive a threshold level of exposure for DPM is the fact that the total known carcinogenic level based upon cohort studies of rail-yard workers cannot be explained by the addition of each individual TAC that is bound to DPM. There may be a synergetic effect that is occurring either due to the combined effect of the various TACs bound to DPM, or by the delivery method to the lungs associated with the fine particulates, or both circumstances contributing to the synergetic effect. A long-term exposure to DPM is known to lead to chronic, serious health problems including cardiovascular disease, cardiopulmonary disease, and lung cancer

h) Odors

The science of odor as a health concern is still new. Merely identifying the hundreds of reactive organic gases (ROGs) that cause odors poses a big challenge. Offensive odors, such as methane (CH₄) can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, the ROGs that cause odors can stimulate sensory

² *South Coast Air Quality Management District, Final Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES III) Final Report, 2008.*

³ *California Air Resources Board, Findings of the Scientific Review Panel on the Report on Diesel Exhaust, April 22, 1998.*



nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

C. Existing Setting

1) Regional Air Quality

Measurements of ambient concentrations of the criteria pollutants are used by the United States Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) to assess and classify the air quality of each air basin, county, or, in some cases, a specific urbanized area. The classification is determined by comparing actual monitoring data with national and state standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in “attainment” in that area. If the pollutant exceeds the standard, the area is classified as a “nonattainment” area. If there are not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.”

The entire Basin is designated as a national and state-level nonattainment area for ozone and PM₁₀. The basin is a national-level nonattainment area for Pb and a state-level nonattainment for PM_{2.5}. However, regional air quality throughout the Basin has improved substantially over the previous 3 decades, even as substantial growth has occurred.

The SCAQMD divides the Basin into 38 source receptor areas (SRAs) in which 38 monitoring stations operate to monitor the various concentrations of air pollutants in the region. The City of Agoura Hills is located within SRA 6, which covers the West San Fernando Valley area. CARB also collects ambient air quality data through a network of air monitoring stations throughout the state. The data are summarized annually and published in CARB’s California Air Quality Data Summaries. The Reseda monitoring station is the nearest monitoring station to the project site, and is approximately 12.2 miles northeast of project site. Of the air pollutants discussed previously, only ambient concentrations of ozone, CO, NO₂, and PM_{2.5} are monitored in SRA 6. Measurements for SO₂, and PM₁₀, were taken in SRA 3, as these pollutants are not measured in SRA 6. The SRA 3 monitoring station covers Southwest Coastal Los Angeles County.

Table IV.B-2, Summary of Ambient Air Quality in the West San Fernando Valley Los Angeles County Area, identifies the national and state ambient air quality standards for relevant air pollutants, along with the ambient pollutant concentrations that have been measured at nearby monitoring stations through the period from 2018 to 2020.

**Table IV.B-2
Summary of Ambient Air Quality in the West San Fernando Valley Area**

Air Pollutants Monitored Within SRA 6	Year		
	2018	2019	2020
Ozone (O₃)			
Maximum 1-Hour Concentration Measured (ppm)	0.120	0.122	0.142
Number of Days Exceeding State 1-Hour Standard	14	14	33
Maximum 8-Hour Concentration Measured (ppm)	0.101	0.094	0.115
Number of Days Exceeding National/State 8-Hour Standard	49	34	62
Nitrogen Dioxide (NO₂)			
Maximum 1-Hour Concentration Measured (ppb)	57.2	64.4	49.9
Number of Days Exceeding National 1-Hour Standard	0	0	0
Number of Days Exceeding State 1-Hour Standard	0	0	0
Annual Average	12.1	10.7	10.0

Table IV.B-2
Summary of Ambient Air Quality in the West San Fernando Valley Area

Air Pollutants Monitored Within SRA 6	Year		
	2018	2019	2020
Measured Annual Average Exceed Federal Average Standard?	No	No	No
Measured Annual Average Exceed State Average Standard?	No	No	No
Carbon Monoxide (CO)			
Maximum 1-Hour Concentration Measured (ppm)	3.4	2.6	2.0
Number of Days Exceeding National 1-Hour Standard	0	0	0
Number of Days Exceeding State 1-Hour Standard	0	0	0
Maximum 8-Hour Concentration Measured (ppm)	2.1	2.2	1.7
Number of Days Exceeding National 8-Hour Standard	0	0	0
Number of Days Exceeding State 8-Hour Standard	0	0	0
Sulfur Dioxide (SO₂)			
Maximum 24-Hour Concentration Measured (ppb)	11.5	8.2	6.0
Number of Days Exceeding National 24-Hour Standard	0	0	0
Number of Days Exceeding State 24-Hour Standard	0	0	0
Respirable Particulate Matter (PM₁₀)			
Maximum 24-Hour Concentration Measured (µg/m ³)	45	62	43
Number of Days Exceeding National 24-Hour Standard	0	0	0
Number of Days Exceeding State 24-Hour Standard	0	2	0
Fine Particulate Matter (PM_{2.5})			
Maximum 24-Hour Concentration Measured (µg/m ³)	31.0	30.0	27.6
Number of Days Exceeding National 24-Hour Standard	0	0	2
<p><i>ppm = parts by volume per million of air</i> <i>ppb = parts by volume per billion of air</i> <i>µg/m³=micrograms per cubic meter</i> Source: South Coast Air Quality Management District, Historical Air Quality Data by Year, http://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year, accessed December 14, 2021.</p>			

According to the air quality data shown in **Table IV.B-2**, the state 1-hour ozone standard was exceeded over the three-year period 2018–2020 in SRA 6. The national 8-hour ozone standard and the state 1-hour ozone standard were also exceeded over the three-year period 2018–2020 in SRA 6. No national or state standards for CO, NO₂, or SO₂ have been exceeded over the three-year period 2018–2020 within SRA 6. PM₁₀ levels were found to be above the state 24-hour standard 2 times in 2019, while PM_{2.5} levels exceeded the national 24-hour standard 2 times in 2020.

2) **Sensitive Receptors**

Federal and state ambient air quality standards have been set to protect the most sensitive persons from illness or discomfort. Residential areas, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes are especially likely to include persons sensitive to air pollutants, and are therefore considered “sensitive receptors.” Most of these land use types are present within the City.

Sensitive receptors in proximity to the housing opportunity sites are listed below.

Site A

Site A is located at the southwest corner of Agoura Road and Kanan Road. The nearest sensitive receptors to Site A include: the Conejo U-Store-It caretaker residential unit located at 29055 Agoura Hills Road,



approximately 175 feet to the northeast, the multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 0.3-mile to the north, and single-family residential dwelling units located along Caleta Road, approximately 0.3-mile to the southeast in the unincorporated area of the County.

Site B

Site B is located at the southwest corner of Agoura Road and Kanan Road. The nearest sensitive receptors to Site B include: the Agoura Hills Self Storage caretaker residential unit located at 29301 Agoura Hills Road, approximately 230 feet to the north, the multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 0.3-mile to the northeast, and single-family residential dwelling units located along Caleta Road, approximately 0.3-mile to the southeast in the unincorporated area of the County.

Site C

Site C is the AN Investments site, located at 28902 Agoura Road. The nearest sensitive receptors to Site C include a single-family residential dwelling unit located immediately adjacent to the west and a single-family residential unit located approximately 300 feet to the east.

Site D

Site D is the Clear Vista Project site located along Canwood Street, west of Kana Road. The nearest sensitive receptors to Site D include a single-family residential unit located immediately adjacent to the east and single-family residential units located along Vejar Drive approximately 900 feet east.

Site E

Site E is located on the north side of Agoura Road in the AVSP. The nearest sensitive receptors to Site E are: the Conejo U-Store-It caretaker residential unit located at 29055 Agoura Hills Road, approximately 428 feet to the east, and the multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 0.2-mile to the north.

Site F

Site F is located at the southwest corner of Colodny Drive and Driver Avenue. The nearest sensitive receptors to Site F include single-family residential dwelling units located immediately adjacent to the west and multi-family residential units located immediately adjacent to the south.

Site G

Site G is located at 29045 Agoura Road. The nearest sensitive receptors to Site G include: the Conejo U-Store-It caretaker residential unit located at 29055 Agoura Hills Road, approximately 150 feet to the west, and single-family residential dwelling units located along Agoura Road approximately 800 feet to the south and 950 feet to the southeast.

Site H

Site H is located at the end of Dorothy Drive, north of Agoura Road and east of Chesebro Road. The nearest sensitive receptors to Site H include single-family residential dwelling units located approximately 100 feet to the south across Agoura Road.



Site I

Site I is located along Agoura Road east of Cornell Road. The nearest sensitive receptors to Site I include: the Conejo U-Store-It caretaker residential unit located at 29055 Agoura Hills Road, approximately 900 feet to the northwest, and single-family residential dwelling units located immediately adjacent to the east and approximately 300 feet to the west.

Site J

Site J is located at 29112 and 29130 Roadside Drive. The nearest sensitive receptors to Site J are: the Conejo U-Store-It caretaker residential unit located at 29055 Agoura Hills Road, approximately 300 feet to the southwest, and multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 800 feet to the north.

Site K

Site K is located at 28912 Agoura Road. The nearest sensitive receptors to Site K include: the Conejo U-Store-It caretaker residential unit located at 29055 Agoura Hills Road, approximately 850 feet to the northwest, and single-family residential dwelling units located along Agoura Road approximately 600 feet to the southwest and 650 feet to the southeast.

Site L

Site L is located at 28263 Dorothy Drive. The nearest sensitive receptors to Site L include a preschool approximately 280 feet to the south and multi-family residential dwelling units approximately 650 feet to the south.

Site M

Site M is located along Agoura Road, east of Ladyface Court. The nearest sensitive receptor to Site M is a children's summer day camp site located approximately 800 feet to the east.

Site N

Site N is located at 29360 Roadside Drive. The nearest sensitive receptor to Site N is the children's summer day camp site located approximately 0.25-mile feet to the southwest.

Site O

Site O is located at 5675 Kanan Road. The nearest sensitive receptors to Site O include single-family residential dwelling units located immediately adjacent to the west and southwest, single-family residential dwelling units located approximately 100 feet to the east and southeast across Kanan Road, and multi-family residential dwelling units located approximately 200 feet northeast across Thousand Oaks Boulevard.

Site P

Site P is located at 5801 Kanan Road. The nearest sensitive receptors to Site P include multi-family residential dwelling units located approximately 150 feet to the east across Kanan Road and multi-family residential dwelling units located approximately 300 feet to the west, as well as single-family residential dwelling units located approximately 400 feet to the northwest, 200 feet to the southeast across Kanan Road, and 150 to the southwest across Kanan Road. In addition, Willow Elementary School is located approximately 450 feet to the north.



Site Q

Site Q is located at 5801 Kanan Road. The nearest sensitive receptors to Site Q include Willow Elementary School located immediately adjacent to the north and single-family residential dwelling units located approximately 50 feet across Rusting Oaks Drive, as well as single-family residential dwelling units located approximately 100 feet to the north across Laro Drive and 100 feet to the east across Kana Road.

Site R

Site R is located along Roadside Drive, west of Lewis Road. The nearest sensitive receptors to Site R include a preschool approximately 300 feet to the southeast, as well as another preschool and single-family residential dwelling units located along Agoura Road approximately 350 feet to the south.

Site S

Site S is located along Agoura Road, east of Cornell Drive. The nearest sensitive receptors to Site S include single-family residential dwelling units located immediately adjacent to the west and approximately 600 feet to the west, as well as single-family residential dwelling units located along Vejar Drive approximately 400 feet to the east.

Site T

Site T is located along Roadside Drive, east of Roadside Road. The nearest sensitive receptor to Site N is the children's summer day camp located approximately 0.25-mile feet to the southwest.

All other sensitive receptors in the project site vicinity would be located at further distances and would have lower air quality emissions impacts.

3) Land Use Planning and Air Quality

Land use patterns and development density affect the amount of air pollutants that are generated in communities. Segregation of land uses within a community reduces the opportunities to walk, ride bicycles and use public transportation and increases the number of motor vehicle trips. Communities with low development densities have longer average trip distances and fewer opportunities for efficient public transportation services. The City of Agoura Hills has considerable amounts of open space land, and the GPU reflects the desire to protect and preserve it. The GPU includes consolidating some development into centers of mixed-uses to increase development potential while preserving and maintaining the existing single-family neighborhoods, commercial and office areas, as well as general quality of life within the City. The City of Agoura Hills has a high potential for vehicle emissions and congestions as a result of employees and patrons traveling to and from the area for work and pleasure in single occupancy vehicles.

D. Regulatory Framework

Air quality within the Basin is addressed through the efforts of various federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality within the air basins are discussed below.



1) *Federal*

a)* *U.S. Environmental Protection Agency

The US EPA is responsible for setting and enforcing the National Ambient Air Quality Standards for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. The EPA also maintains jurisdiction over emissions sources outside state waters (outer continental shelf), and establishes various emissions standards for vehicles sold in states other than California.

As part of its enforcement responsibilities, the US EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the SIP.

b)* *Federal Clean Air Act

The federal Clean Air Act (CAA), as amended, establishes air quality standards for several pollutants. These standards are divided into primary standards and secondary standards. Primary standards are designed to protect public health, and secondary standards are intended to protect public welfare from effects such as visibility reduction, soiling, nuisance, and other forms of damage. The CAA requires that regional plans be prepared for non-attainment areas illustrating how the federal air quality standards could be met. The CARB approved the most recent revision of the SIP in 1994, and submitted it to the U.S. EPA. The SIP, approved by the U.S. EPA in 1996, consists of a list of ROG and NO_x control measures for demonstrating future attainment of ozone standards. The steps to achieve attainment will continue to require significant emissions reductions in both stationary and mobile sources.

2) *State*

a)* *California Air Resources Board

CARB, a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, CARB conducts research, sets California Ambient Air Quality Standards, compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. CARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hair spray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

b)* *California Clean Air Act

The CCAA of 1988 requires non-attainment areas to achieve and maintain the state ambient air quality standards by the earliest practicable date and local air districts to develop plans for attaining the state ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide standards. The CCAA also requires that by the end of 1994 and once every three years thereafter, the air districts are to assess their progress toward attaining the air quality standards. The triennial assessment is to report the extent of air quality improvement and the amounts of emission reductions achieved from control measures for the preceding three-year period.



c) Air Toxics Hot Spots Information and Assessment Act

The Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588), California Health and Safety Code Section 44300 et seq., provides for the regulation of over 200 air toxics and is the primary air contaminant legislation in the state. Under the Act, local air districts may request that a facility account for its TAC emissions. Local air districts then prioritize facilities on the basis of emissions, and high priority designated facilities are required to submit a health risk assessment and communicate the results to the affected public. The TAC control strategy involves reviewing new sources to ensure compliance with required emission controls and limits, maintaining an inventory of existing sources of TACs, and developing new rules and regulations to reduce TAC emissions. The purpose of AB 2588 is to identify and inventory toxic air emissions and to communicate the potential for adverse health effects to the public.

d) Assembly Bill 1807

AB 1807, enacted in September 1983, sets forth a procedure for the identification and control of TACs in California. The CARB is responsible for the identification and control of TACs, except pesticide use. AB 1807 defines a TAC as an air pollutant that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health. The CARB prepares identification reports on candidate substances under consideration for listing as TACs. The reports and summaries describe the use of and the extent of emissions in California resulting in public exposure, together with their potential health effects.

In 1998, the CARB identified diesel particulate matter as a toxic air contaminant under the AB 1807 program. Diesel particulate matter is emitted into the air via heavy-duty diesel trucks, construction equipment, and passenger cars. In October 2000, the CARB released a report entitled Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. This plan identifies diesel particulate matter as the predominant TAC in California and proposes methods for reducing diesel emissions.

e) Senate Bill 656

As a first step in the implementation of Senate Bill 656 (SB 656, Reducing Particulate Matter in California), the CARB approved a list of the most readily available, feasible, and cost-effective control measures that can be employed by air districts to reduce particulate matter PM₁₀ and PM_{2.5} (collectively referred to as PM) in 2004. The list is based on rules, regulations, and programs existing in California as of January 1, 2004, for stationary, area-wide, and mobile sources. As a second step air districts must adopt implementation schedules for selected measures from the list. The implementation schedules will identify the appropriate subset of measures, and the dates for final adoption, implementation, and the sequencing of selected control measures. In developing the implementation schedules, each air district will prioritize measures based on the nature and severity of the PM problem in their area and cost-effectiveness. Consideration is also given to ongoing programs such as measures being adopted to meet national air quality standards or the state ozone planning process. The consideration and adoption of air district rules in their implementation schedules, coupled with CARB's ongoing programs, will ensure continued progress in reducing public exposure to PM and attainment of the state and federal standards.



3) Regional

a) South Coast Air Quality Management District

SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with SCAG, county transportation commissions, local governments, and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and natural sources. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of SCAQMD on March 3, 2017. The AQMP provides emissions inventories, ambient measurements, meteorological episodes, and air quality modeling tools. The AQMP also provides policies and measures to guide responsible agencies in achieving federal standards for healthful air quality in the Air Basin. It also incorporates a comprehensive strategy aimed at controlling pollution from all sources, including stationary sources, on-road and off-road mobile sources, and area sources.

SCAQMD has recently initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 ppb) for South Coast Air Basin and Coachella Valley. To support the development of mobile source strategies for the 2022 AQMP, South Coast AQMD, in conjunction with CARB, has established Mobile Source Working Groups which are open to all interested parties.

b) Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development, and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and state air quality requirements, including applicable federal, state, and air district laws and regulations. As the federally designated Metropolitan Planning Organization (MPO) for the six-county Southern California region, SCAG is required by law to ensure that transportation activities “conform” to, and are supportive of, the goals of regional and state air quality plans to attain the National Ambient Air Quality Standards. In addition, SCAG is a co-producer, with SCAQMD, of the transportation strategy and transportation control measure sections of the 2016 AQMP. The development of the 2016 AQMP relies on population and transportation growth projections contained in SCAG’s 2016–2040 RTP/SCS.

On September 3, 2020, SCAG approved and adopted the Connect SoCal 2020–2045 RTP/SCS. The RTP/SCS is currently pending certification by CARB. Similar to the 2016–2040 RTP/SCS, the newly adopted 2020–2045 RTP/SCS encompasses and builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The plan lays out a strategy for the region to meet CARB greenhouse gas reduction targets at eight percent below 2005 per capita emissions levels by 2020, and 19 percent below 2005 per capita emissions levels by 2035. In addition, the plan anticipates a 25.7 percent decrease in time spent in traffic delay per capita and a five percent decrease in daily miles driven per capita from 2016 to 2045.



c) South Coast Air Quality Management District's Rule 403, Rule 1113, Rule 1403, and Regulations XIII

SCAQMD adopts rules and regulations to implement portions of the AQMP. Several of these rules and regulations apply to project construction or operation and are discussed below:

- SCAQMD Rule 403 requires projects to incorporate fugitive dust control measures at least as effectively as the following measures:
 - Use watering to control dust generation during the demolition of structures;
 - Clean-up mud and dirt carried onto paved streets from the site;
 - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;
 - All haul trucks would be covered or would maintain at least 6 inches of freeboard;
 - All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of spillage or dust;
 - Suspend earthmoving operations or implement additional watering to meet Rule 403 criteria if wind gusts exceed 25 miles per hour; and
 - The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions.
- SCAQMD Rule 1113 limits the VOC content of architectural coatings.
- SCAQMD Rule 1403 requires owners and operators of any demolition or renovation activity and the associated disturbance of asbestos-containing materials, any asbestos storage facility, or any active waste disposal site to implement work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials.
- SCAQMD Regulation XIII, New Source Review, requires new on-site facility nitrogen oxide emissions to be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers, emergency generators, and water heaters).

4) Local

a) City of Agoura Hills General Plan 2010

Local jurisdictions, such as the City of Agoura Hills, have the shared responsibility to help develop and implement some of the control measures of the AQMP. Transportation-related strategies for congestion management, low emission vehicle infrastructure, and transit accessibility and non-transportation-related strategies for energy conservation can be encouraged by policies of local governments.



Goals and policies relating to Air Quality to minimize air pollutant emissions by reducing VMT are identified in the Community Conservation and Development Element; Infrastructure and Community Services Element; and Natural Resources Element of the General Plan 2010. These goals and policies would remain for the GPU. Newly created goals and policies applicable to air quality are presented in Section III. Project Description, and discussed in the analysis below.

Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.2 Development Locations. Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces.

Goal LU-5 City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policy LU-5.1 Sustainable Building Practices. Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings.

Policy LU-5.2 Existing Structure Reuse. Encourage the retention of existing structures and promote their adaptive reuse with —green|| building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent.

Policy LU-5.3 Heat Island Effect. Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots.

Policy LU-5.4 Sustainable Land Development Practices. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:

- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
- Capture and re-use of stormwater on-site for irrigation
- Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
- Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste



- Use of permeable paving materials
- Shading of surface parking, walkways, and plazas
- Management of wastewater and use of recycled water

Goal M-4 **Ensuring Quality of Life.** A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.

Policy M-4.6 **Energy Reduction.** Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system.

Goal M-5 **Neighborhood Traffic Management.** Minimized through traffic in neighborhoods adjacent to major travel routes.

Policy M-5.1 **Traffic Calming.** Consider the application of traffic calming techniques, where needed, to minimize neighborhood intrusion by through traffic and promote a safe and pleasant neighborhood environment.

Goal M-6 **Alternative Transportation.** Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.

Policy M-6.2 **Mode Choice.** Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. Ensure that existing and future infrastructure will be adequate for future transportation modes.

Policy M-6.3 **Design of Alternative Modes.** New roadways and future street-improvement projects shall be bicycle- and pedestrian friendly in design.

Policy M-6.6 **Alternative Mode Funding.** Identify funding sources and allocate funds, including the potential formation of assessment districts, for pedestrian, bicycle, transit, and streetscape improvements in existing neighborhoods.

Goal M-7 **Pedestrians.** Transportation improvements and development enhancements that promote and support walking within the community.

Policy M-7.1 **Walkability.** Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system.

Policy M-7.2 **Pedestrian Connectivity.** Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks.

Policy M-7.3 **Pedestrian Experience.** Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate.



- Policy M-7.4 Walkable Developments.** Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking.
- Goal M-8 Bikeways.** Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.
- Policy M-8.1 Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community.
- Policy M-8.2 Continuous Bikeway Connectivity.** Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region.
- Goal M-9 Transit.** Transit options that are a viable component of the City's multi-modal transportation system.
- Policy M-9.1 Transit Commuting.** Encourage the use of public transportation for commuting trips by collaborating with regional transit agencies to provide additional transit options for service to Agoura Hills.
- Goal M-10 Transportation Demand Management.** The successful application of TDM measures to reduce reliance on single-occupancy vehicles for everyday travel.
- Policy M-10.1 Current Techniques.** Actively utilize current TDM techniques to aid in the reduction of single-occupancy vehicle trips.
- Policy M-10.2 Trip Reduction.** Encourage existing and new developments to participate in trip reducing activities.
- Policy M-10.3 Ride Share.** Actively promote the use of ride-sharing and ride-matching services, for both residents and non-residents.
- Policy M-10.4 City Employees.** Establish a TDM program for the City of Agoura Hill's employees.
- Policy M-10.5 Preferential Parking.** Encourage the availability of preferential parking in selected areas for designated carpools.
- Goal U-5 Energy Provision and Conservation.** Adequate, efficient, and environmentally sensitive energy service for all residents and businesses.
- Policy U-5.1 New Development Requirements.** Require that new development be approved contingent upon its ability to be served by adequate natural gas and electric facilities and infrastructure.
- Policy U-5.4 Energy Efficient Incentives.** Coordinate with relevant utilities and agencies to promote energy rebate and incentive programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments.
- Policy U-5.7 Solar Panels in Projects.** Provide incentives for use of solar energy in new development. (*Imp U-52*)



- Goal NR-7 Air Quality.** Improvement of the City and the region’s air quality.
- Policy NR-7.1 Regional Cooperation.** Cooperate with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) in their efforts to implement provisions of the region’s Air Quality Management Plan.
- Policy NR-7.2 Truck Deliveries.** Encourage businesses to alter local truck delivery schedules to occur during non-peak hours, as feasible.
- Policy NR-7.3 Federal and State Regulations.** Comply with and promote state and federal legislation that improves vehicle/transportation technology and cleaner fuels.
- Policy NR-7.4 Dust and Particulate Control.** Adopt incentives, regulations, and/or procedures to minimize particulate emissions from paved and unpaved roads, parking lots, and building construction.
- Goal NR-9 Energy Conservation.** Provision of affordable, reliable, and sustainable energy resources to residents and businesses.
- Policy NR-9.1 Public Outreach.** Promote energy conservation measures and options to all residents, businesses, contractors, and consultants.
- Policy NR-9.2 Energy Conservation for City Facilities.** Implement energy-conserving measures for all existing City facilities, as feasible. For new City facilities, incorporate energy-conserving measures to the extent practical.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides screening questions that address impacts on air quality. Specifically, the Guidelines state that the proposed project may have an adverse significant air quality impact if it would:

- a) Conflict with or obstruct implementation of the applicable air quality plan;
- b) 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;
- c) Expose sensitive receptors to substantial pollutant concentrations; or
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.



B. Project Impacts and Mitigation Measures

Impact B-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would provide new sources of regional air emissions that would conflict with or obstruct implementation of the 2007 Air Quality Management Plan (AQMP). Specifically, implementation of the General Plan 2010 would be consistent with the 2007 AQMP in the reduction of vehicle miles traveled (VMT) but would be inconsistent with the 2007 AQMP with respect to forecast population/employment/housing levels. As such, the General Plan EIR 2010 found that potential impacts related to conflicts with the applicable air quality plan would be significant and unavoidable.

GPU Impact

Housing Sites Development

The project is the adoption of the GPU, which includes the 2021-2029 Housing Element, and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements of the General Plan. Adoption of the GPU requires amending the City's General Plan land use designations on proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section and Land Use Map of the Community Conservation and Development Element, along with a re-zoning program and adoption of conforming Specific Plan Amendments.

CEQA requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan related to air quality that applies to the project is the 2016 SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the GPU with the 2016 AQMP. The 2016 AQMP is based on population, employment, and VMT in the South Coast Air Basin region as projected by SCAG. SCAG projections are based on a compilation of projections contained in local general plans. For the GPU, the City of Agoura Hills' General Plan 2010 defines the assumptions that are represented in the 2016 AQMP for the City of Agoura Hills.

As the Housing Element includes increased residential density at the identified opportunity sites, the estimated population for these sites would be higher than the population forecasted for these sites in the General Plan 2010. As noted in Section IV.J, Population and Housing, of this SEIR, the increase in population that could occur under the project could exceed the increase in the City's population projected by SCAG. However, the projected growth in population would be a direct result of meeting the SCAG RHNA, which reflects statewide and regional plans to meet housing demand. Accordingly, the 2016 AQMP does not reflect projected emissions of the additional population growth associated with the GPU. While the exceedance of the SCAG forecast would be less than significant relative to population and housing as it would be required to meet statewide housing policy, the exceedance would be of consequence to the AQMP. Operation of the new land uses associated with the GPU could cumulatively contribute to the nonattainment designations of the South Coast Air Basin, therefore the GPU would be inconsistent with the AQMP.



Based on the above, the future development associated with the housing opportunity sites in the GPU could result in an inconsistency with the SCAQMD AQMP. This impact would be significant and unavoidable.

Other Updates to General Plan Elements

Updates to the Community Conservation and Development Element would include amending the City's General Plan land use designations on proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section and Land Use Map, along with a re-zoning program and adoption of conforming Specific Plan Amendments to the Infrastructure and Community Services Element as part of the GPU include updates to reflect current conditions and a policy related to the City's adopted vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). Updates to the Natural Resources Element include new policies NR-7.5 and NR-7.6 which are designed to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Updates to the Safety Element include new Goals S-17, 18, 19, 20, 21 and 22 and associated policies, which promote energy efficiency, water efficiency reducing the urban heat island effect, solid waste generation reduction, VMT reduction and clean energy, respectively. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of emissions, consistent with the AQMP. The goals and policies contained in the GPU (as detailed above for those existing, and in Section III. Project Description for newly proposed) would serve to promote mixed-use, pedestrian-friendly areas in the City of Agoura Hills, which could contribute to decreases in vehicle miles traveled. None of the changes to General Plan Elements, including re-zoning and Specific Plan Amendments would conflict with the AQMP and impacts of the GPU in this regard would be less than significant.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the GPU's impact with respect to AQMP consistency would be significant and unavoidable.

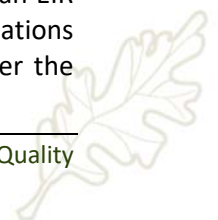
Mitigation Measures:

No feasible mitigation is available.

Impact B-2: Would the project 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?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would result in construction and operational emissions that could contribute substantially to an existing or projected air quality violation. Because specific construction information on future development was not known at the time of the General Plan EIR 2010, and potential reductions of emissions due to goals and policies of the General Plan 2010 could not, the General Plan EIR 2010 conservatively assumed that development under the General Plan 2010 could exceed applicable thresholds of significance. As such, the General Plan EIR 2010 found that potential impacts related to contributions to existing or projected air quality violations would be significant and unavoidable for both construction and operation of development under the



General Plan 2010 even with implementation of mitigation requiring emission control measures during construction.

GPU Impact

Housing Sites Development

Construction

Construction activities associated with the future development of the housing opportunity sites in the Housing Element are estimated to occur over the 6th Housing Element cycle, which includes the year 2021 through 2029, and would cause short-term emission of criteria air pollutants. The primary source of NO_x, CO, and SO_x emissions is the operation of construction equipment. The primary sources of particulate matter (PM₁₀ and PM_{2.5}) emissions are activities that disturb the soil, such as grading and excavation, road construction, and building demolition and construction. The primary source of VOC emissions is the application of architectural coatings and off-gas emissions associated with asphalt paving.

In accordance with SCAQMD methodology for evaluating impacts of air emissions during construction, impacts must be addressed on a project-level basis. Construction activities associated with the buildout of the opportunity sites are anticipated to occur over an approximately 9-year period (i.e., 2021-2029). Future development would be comprised of multiple smaller development projects, each having its own construction timeline and activities. Development of multiple properties could occur at the same time, or be spread out over the 2021-2029 period. Construction activities would temporarily increase PM₁₀, PM_{2.5}, VOC, NO_x, SO_x, and CO regional emission with the South Coast Air Basin.

For this broad-based policy level analysis developed for the GPU, it is not possible to determine whether the scale and phasing of individual development projects would exceed the SCAQMD's short-term regional or localized construction emissions thresholds. Detailed information regarding development of each housing opportunity site (such as construction timeline, earthworks information, amount and type of construction equipment etc.) would be needed in order to quantify the level of emissions associated with construction of a particular project. Due to the scale of activity associated with the future development of the housing opportunity sites, it is possible that construction emissions of individual projects could exceed the SCAQMD regional significance thresholds.

The individual construction projects would be subject to regulatory measures, including Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and other applicable SCAQMD regulatory measures. For future development projects that would be processed by the City under a ministerial review and approval process, an objective standard has been included in the GPU, listed in Section III. Project Description of this SEIR, which requires use of Tier 4 construction equipment to minimize NO_x emissions unless a project-specific air quality analysis is completed by the project applicant demonstrating that the level of emissions does not trigger the need for Tier 4 construction equipment measures. In these cases, potential mitigation that may be imposed at the project level could include, but would not be limited to, extension of construction schedules and/or use of special equipment or construction techniques. Construction activity associated with individual projects would also be subject to all applicable policies and implementation measures contained in the GPU. Additionally, mitigation measure **MM 4.2-1** below, which consists of measures to reduce construction emissions that were identified in General Plan EIR 2010, would continue to be applicable to construction activities associated with the GPU.



Although adherence to applicable regulations and policies would contribute to minimizing construction-related criteria air pollutant emissions, new development resulting from the GPU could potentially exceed SCAQMD significance thresholds for construction emissions. Therefore, construction-related air quality impacts associated with the future development of the opportunity sites are conservatively assessed to be significant and unavoidable.

Operations

Air emissions associated with development of the housing opportunity sites would also occur as a result of operation of the new developments and land uses. Operational emissions would be from mobile sources, such as vehicles (including emissions from the additional vehicle miles generated from the proposed housing opportunity sites), area sources (including emissions from consumer products, landscape equipment and architectural coatings), and energy usage (including emissions from the generation of electricity and natural gas used at the proposed housing opportunity sites). The thresholds of significance that have been recommended by the SCAQMD for these new emissions were developed for individual development projects and are based on the SCAQMD's New Source Review emissions standards for individual sources of new emissions. They do not apply to cumulative development or multiple projects. As stated in the Project Description (Section III of this SEIR), the City plans to fulfill its share of the regional housing needs using a combination of: vacant single-family sites with zoning in place, accessory dwelling units, and designation of opportunity sites with an Affordable Housing Overlay. The *Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment* (Kimley-Horn, December 2021) provided trip generation data for General Plan 2010 land uses, GPU uses for Year 2029 (including land uses that will be removed as part of the GPU), and total cumulative conditions (General Plan 2010 Plus GPU, minus the land uses being removed as part of the GPU) for Year 2035. The emissions generated for these three scenarios were calculated using the CalEEMod model (see Appendix D) and are provided below.

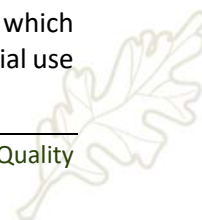
Table IV.B-3 shows operational emissions based on the General Plan 2010 land uses.

The emissions associated with existing General Plan 2010 land uses exceed the SCAQMD daily emissions threshold for VOC (ROG), NOx, CO, PM-10 and PM-2.5. Therefore, regional operational emissions for the General Plan 2010 uses would be significant and unavoidable.

Table IV.B-3
General Plan 2010 Regional Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ¹	214.79	11.54	315.73	0.69	40.64	40.64
Energy Usage ²	1.01	9.02	6.63	0.06	0.70	0.70
Mobile Sources ³	353.83	600.23	3,962.45	3.86	299.08	86.69
Total Emissions	569.62	620.78	4,284.82	4.60	340.41	128.02
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	Yes	Yes	Yes	No	Yes	Yes
Notes:						
Source: CalEEMod Version 2020.4.0. Based on highest winter or summer emissions using Year 2010 emissions rates for existing.						
¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.						
² Energy usage consists of emissions from generation of electricity and on-site natural gas usage.						
³ Mobile sources consist of emissions from vehicles and road dust.						

Table IV. B-4 shows operational emissions based on proposed GPU land uses modeled for year 2029, which is the buildout year for the Housing Element. Under the GPU, commercial and single-family residential use



designated properties would change to multi-family residential. The reduction in emissions from the removal of existing uses is also detailed in Table IV. B-4 below.

Emissions associated with the GPU would exceed the SCAQMD daily emissions threshold for VOC (ROG) and NOx only. However, as regional operational emissions for the GPU still exceed SCAQMD thresholds, even after the reduction in emissions for land uses being removed, the impact would be significant and unavoidable.

Table IV.B-4
Year 2029 General Plan Update Regional Operational Emissions (lbs/day)

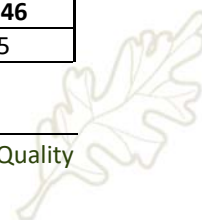
Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ¹	60.48	37.32	208.62	0.23	3.91	3.91
Energy Usage ²	1.15	9.79	4.17	0.06	0.79	0.79
Mobile Sources ³	38.28	38.37	379.11	0.86	103.52	27.95
Subtotal Emissions	99.90	85.48	591.90	1.16	108.22	32.66
- Minus Land Uses Being Removed as Part of the GPU	-31.67	-17.85	-178.32	-0.40	-47.39	-13.66
Total Emissions	68.24	67.63	413.58	0.76	60.84	18.99
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	Yes	Yes	No	No	No	No
Notes:						
Source: CalEEMod Version 2020.4.0. Based on the higher of either summer or winter emissions for project, or the lower of summer or winter emissions for uses being removed; calculated for Year 2029.						
¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.						
² Energy usage consists of emissions from generation of electricity and on-site natural gas usage.						
³ Mobile sources consist of emissions from vehicles and road dust.						

Table IV. B-5 shows total operational emissions associated with implementation of the GPU (which includes the removal of existing commercial and residential land use designations on the housing opportunity sites) and completion of buildout for General Plan 2010 in 2035, which is the horizon year for General Plan 2010.

The emissions associated with the General Plan and GPU 2035 buildout exceed the SCAQMD daily emissions threshold for VOC (ROG), NOx, CO, PM-10 and PM-2.5. Therefore, regional operational emissions for the buildout of the GPU are also considered to be significant and unavoidable.

Table IV.B-5
Year 2035 General Plan 2010 and GPU Regional Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ¹	128.03	45.71	255.21	0.29	4.79	4.79
Energy Usage ²	2.15	18.81	10.80	0.12	1.49	1.49
Mobile Sources ³	147.95	133.79	1,380.54	2.99	393.04	105.85
Subtotal Emissions	278.13	198.32	1,646.55	3.39	399.32	112.13
- Minus Land Uses Being Removed as Part of the GPU	-31.67	-17.85	-178.32	-0.40	-47.39	-13.66
Total Emissions	246.47	180.47	1,468.23	3.00	351.94	98.46
SCAQMD Thresholds	55	55	550	150	150	55



**Table IV.B-5
Year 2035 General Plan 2010 and GPU Regional Operational Emissions (lbs/day)**

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Exceeds Threshold?	Yes	Yes	Yes	No	Yes	Yes
Notes: Source: CalEEMod Version 2020.4.0. Based on the higher of either summer or winter emissions for project, or the lower of summer or winter emissions for uses being removed; calculated for Year 2035. ¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment. ² Energy usage consists of emissions from generation of electricity and on-site natural gas usage. ³ Mobile sources consist of emissions from vehicles and road dust.						

As shown by the results given in Tables IV. B-3, IV. B-4 and IV. B-5 above, although the emissions for the GPU would be lower than the emissions for the General Plan 2010 land uses, the emissions from development under the the GPU would still exceed SCAQMD project-specific operational emissions thresholds. Furthermore, when the GPU-related emissions (with the subtraction of emissions from land uses that will be removed as part of the GPU) are added to the General Plan 2010 land uses, the cumulative emissions would exceed the SCAQMD operational thresholds for all pollutants analyzed with the exception of SOx. While individual development projects associated with the GPU could potentially result in emissions levels that are under the SCAQMD thresholds, project-specific air quality analyses based on project-specific parameters would be required to establish this. Like the land uses contained in General Plan 2010, future development of the housing opportunity sites accommodated under the GPU would also be subject to the policies and implementation measures identified in the General Plan that are aimed at reducing operational air emissions.

Although adherence to applicable regulations and policies would contribute to minimizing operational criteria air pollutant emissions, new development resulting from the GPU could potentially exceed SCAQMD significance thresholds for operational emissions. Therefore, operational air quality impacts associated with the future development of the opportunity sites are conservatively assessed to be significant and unavoidable.

Other Updates to General Plan Elements

Updates to the Community Conservation and Development Element would include amending the City’s General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use and Community Form section and Land Use Map, along with a re-zoning program and adoption of conforming Specific Plan Amendments. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would generate construction or operational air emissions beyond those discussed above under Housing Sites Development.



Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the GPU's impact with respect to regional emissions of criteria pollutants would be significant and unavoidable during construction and operational activities associated with the GPU.

Mitigation Measures from the General Plan EIR 2010:

If a subsequent project-level air quality analysis prepared pursuant to the objective standard for air quality (see Section III. Project Description) concludes that the project would exceed SCAQMD adopted thresholds of significance for construction emissions, the project shall be required incorporate measures as identified in the General Plan EIR 2010 to reduce air pollutant emissions during construction activities.

AQ-1: General Plan EIR 2010 MM 4.2-1.

Mitigation measures that may be identified during the environmental review include but are not limited to:

Fugitive Dust Control Measures

- Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require twice-daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph.
- The amount of disturbed area shall be minimized and onsite vehicle speeds shall be limited to 15 mph or less.
- If importation, exportation and stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin or shall maintain at least two feet of freeboard.
- After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading earth binders until the area is paved or otherwise developed.
- All material transported off-site shall be securely covered to prevent excessive amounts of dust. NOx Control Measures
- When feasible, electricity from temporary power poles on site shall be utilized rather than temporary diesel or gasoline generators.
- When feasible, on-site mobile equipment shall be fueled by methanol or natural gas (to replace diesel-fueled equipment), or, propane or butane (to replace gasoline-fueled equipment).
- Aqueous Diesel Fuel or biodiesel (B20 with retarded fuel injection timing), if available, shall be used in diesel fueled vehicles when methanol or natural gas alternatives are not available.

VOC Control Measures

- Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings.

Other Ozone Precursor Control Measures



- Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications.
- Schedule construction periods to occur over a longer time period (i.e., lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously.
- Use new technologies to control ozone precursor emissions as they become readily available.

Impact B-3: Would the project expose sensitive receptors to substantial pollutant concentrations?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that construction activities that could occur under the General Plan 2010 could expose sensitive receptors to substantial pollutant concentrations. Because specific construction information for future development projects was not known at the time, the General Plan EIR 2010 found that potential construction impacts would be significant and unavoidable even with implementation of mitigation requiring emission control measures during construction.

The General Plan EIR 2010 determined that operational activities under the General Plan 2010 could expose sensitive receptors to pollutant concentrations. However, when evaluating potential air quality impacts to sensitive receptors, the SCAQMD is primarily concerned with high localized concentrations of CO, and based on CO modeling using the simplified CALINE4 methodology, implementation of the General Plan 2010 would not expose existing or future sensitive uses within the City to substantial CO concentrations. Furthermore, the General Plan 2010 and its associated Implementation Plan included goals, policies, and implementation measures that would further reduce the exposure of sensitive receptors to substantial pollutant concentrations by increasing transit opportunities and requiring more low emission vehicles and alternative fuel stations within the City. As such, the General Plan 2010 EIR found that potential impacts related to exposure of sensitive receptors to pollutant concentrations as a result of operational activities under the General Plan 2010 would be less than significant.

GPU Impact

Housing Sites Development

The project includes the adoption of the 2021-2019 Housing Element, and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, along with a re-zoning program and adoption of Specific Plan Amendments. These revisions would potentially result in development of residential land uses on housing opportunity Sites A-T. Depending on the site, existing sensitive receptors could be located as close as directly adjacent to the site. Development sites C, D, F, O, Q, and S have sensitive receptors located directly adjacent to the site. All other sensitive receptors in the project site vicinity would be located at further distances and would have lower air quality emissions impacts.

Toxic Air Contaminants (TACs)

The future development accommodated under the GPU consists of residential uses at higher densities than allowed under General Plan 2010. Since residential uses do not generate significant toxic air



contaminant emissions, impacts associated with toxic air contaminants from development of the housing opportunity sites would be less than significant.

Several of the opportunity sites identified in the GPU are located in close proximity to the Ventura (US-101) freeway and major arterial roadways. Freeways are identified by CARB as being potential sources of air toxics associated with emissions of Diesel Particulate Matter (DPM), primarily from truck traffic. New GPU policy NR 7.5 calls for minimizing pollution exposure on residential uses located on or near major roadways and Implementation Measure NR-29 states that the City shall require all new multi-family housing development projects on Canwood Street, Kanan Road, and Agoura Road, and on land abutting the freeway where there are high levels of localized air pollution to incorporate measures into the building and site design to promote ventilation to minimize the effects of air quality on residents of these projects. Measures which shall be incorporated into the project plans submitted for an application may include, but not be limited to, high efficiency filtration systems for indoor air quality; buildings of varying heights, shapes, articulation and other design features to break up massing; site design with open spaces between buildings to encourage air flow for (e.g., outdoor landscaped or recreation spaces), vegetation selected and arranged for the ability to alter pollutant transport and dispersion; and use of decoratively treated solid barriers and walls along with screening landscaping along the freeway to increase the vertical dispersion of pollutants. Compliance with Implementation Measure NR-29 would ensure that impacts related to freeway-related emissions would be less than significant.

Localized Significance Thresholds

SCAQMD Localized Significance Thresholds (LSTs) correspond to the amount of project-related emissions that could occur without causing an exceedance of AAQs for criteria pollutants for which the South Coast Air Basin is designated nonattainment. SCAQMD LSTs are used to determine if emissions of NO₂, CO, PM₁₀, and PM_{2.5} generated at/on a project site (offsite mobile-source emissions are not included in the LST analysis) would expose sensitive receptors to substantial concentrations of criteria air pollutants.

Construction

Per the LST methodology, specific information regarding development on the housing opportunity sites and the location of specific sensitive receptors would be needed in order to quantify the levels of impact associated with future development projects that would occur under the GPU. In accordance with SCAQMD's LST methodology, construction LSTs are based on the acreage disturbed per day and equipment use. However, an LST analysis for construction-related localized impacts can only be conducted at a project level, and quantification of LSTs requires specific project-level information that is not available for this Program SEIR. Accordingly, new development resulting from the GPU could potentially exceed SCAQMD construction LSTs. Although mitigation measure **MM 4.2-1** from the General Plan EIR 2010 would still apply to development under the GPU, impacts associated with the future development of the opportunity sites are conservatively assessed to be significant and unavoidable.

Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the state and federal air quality standards in the project vicinity. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The project includes increased residential



development and does not include stationary pollutant uses or large-scale truck facilities. Therefore, no operational LST analysis is warranted and impacts would be less than significant.

CO Hot Spots

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts.

To determine if the project could cause emission levels in excess of the CO standards discussed above, a sensitivity analysis is typically conducted to determine the potential for CO “hot spots” at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, “hot spots” potentially can occur at high traffic volume intersections with a Level of Service E or worse.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no “hot spots” anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Los Angeles County. If the worst-case intersections in the air basin have no “hot spot” potential, any local impacts would be below thresholds.

Moreover, the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Traffic data for Year 2029 shows that Kanan Road south of Thousand Oaks Boulevard is projected to have an average daily traffic (ADT) volume of 43,430 vehicles. Therefore, the volume of traffic associated with the future development of the housing sites would be below the intersection volume of 100,000 vehicles per day and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, it is anticipated that the buildout of the housing opportunity sites would not produce the volume of traffic required to generate a CO hotspot. Impacts related to CO concentrations would be less than significant.

Other Updates to General Plan Elements

Updates to the Community Conservation and Development Element would include amending the City’s General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use and Community Form section and Land Use Map, along with a re-zoning program and adoption of conforming Specific Plan Amendments. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. As noted above, updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Adherence to this policy would reduce potential impacts related to DPM emissions from freeway and major arterials to less than significant. Otherwise, these policies do not propose any development that would generate construction or operational air emissions beyond those discussed above under Housing Sites Development.



Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the GPU's impact with respect to localized emissions of criteria pollutants would be significant and unavoidable during construction. Similar to the General Plan EIR 2010 findings, the GPU's impact with respect to operational LSTs and CO concentrations would be less than significant. Although the General Plan EIR 2010 did not address diesel emissions associated with freeway and major arterial operations, this impact would be less than significant under the GPU.

Mitigation Measures from the General Plan EIR 2010:

See **AQ-1: General Plan EIR 2010 MM 4.2-1.** above.

Impact B-4: Would the Project result in other emissions (such as those leading to odors) affecting a substantial number of people?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that although implementation of the General Plan 2010 would generate airborne odors during construction, emissions would only occur during daytime hours and would be isolated to the immediate vicinity of the construction site and activity. In addition, potential odors associated with operation of future development supported by the General Plan 2010 would be typical of existing residential and restaurant odors and would be subject to requirements for proper ventilation and trash storage. As such, the General Plan EIR 2010 determined that no impacts related to objectionable odors would occur.

GPU Impact

Housing Sites Development

The project includes the adoption of the 2021-2019 Housing Element, and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, along with a re-zoning program and adoption of Specific Plan Amendments. SCAQMD recommends that operational odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Development of the housing opportunity sites could potentially include new sources of odors. The SCAQMD CEQA Handbook states that an odor impact would occur if a project causes an odor nuisance pursuant to SCAQMD Rule 402, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.



Potential sources that may emit odors during construction activities of future development of the housing opportunity sites include the application of materials, such as asphalt pavement, architectural coatings and construction equipment exhaust. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Therefore, due to the short-term nature and limited amounts of odor producing materials, impacts associated with construction-generated odors would be less than significant.

Land use operations typically considered to be associated with odors include, but are not limited to, agricultural operations, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants.⁴ The future development of the housing sites would not include any of these land uses typically associated with emitting objectionable odors. The residential land uses have the potential to generate odors from such activities such as exhaust from landscaping equipment; however, residential uses are not considered potential generators of odors that could affect a substantial number of people. Therefore, impacts associated with operation-generated odors under the GPU would be less than significant.

Other Updates to General Plan Elements

Updates to the Community Conservation and Development Element would include amending the City's General Plan land use designations on proposed opportunity sites, which requires revisions to the Land Use and Community Form section and Land Use Map, along with a re-zoning program and adoption of conforming Specific Plan Amendments. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. As noted above, updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Adherence to this policy would reduce potential impacts related to DPM emissions from freeway and major arterials to less than significant. Otherwise, these policies do not propose any development that would generate construction or operational air emissions beyond those discussed above under Housing Sites Development.

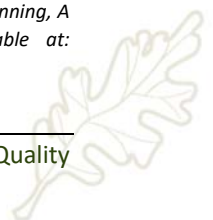
Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the GPU's impact with respect to odor emissions would be less than significant.

Mitigation Measures:

None required.

⁴ South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, A Reference for Local Governments Within the South Coast Air Quality Management District, May 6, 2005*, available at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.



C. Cumulative Impacts

Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold. The geographic context for air quality impacts is the South Coast Basin. For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. The significance of cumulative air quality impacts is typically determined according to the project methodology employed by the SCAQMD, as the regional body with authority in this area, and which has taken regional growth projections into consideration.

Cumulative development could result in a significant impact in terms of conflicting with, or obstructing implementation of, the 2016 AQMP. Growth considered to be inconsistent with the AQMP could interfere with attainment of federal or state ambient air quality standards because this growth is not included in the projections utilized in the formulation of the AQMP. Anticipated growth under the GPU, coupled with projected development under General Plan 2010, would not be consistent with the growth assumptions of the AQMP. Under subsequent AQMPs, projected increases in population and employment within the City of Agoura Hills, as well as that of other cities within the Basin, would be included in forecasts, as the SCAG population forecasts are based on a City’s General Plan. As stated above, the 2016 AQMP does not include the emissions of the additional population growth associated with the GPU, as the AQMP is based on population, employment and VMT in the South Coast Air Basin region as projected by SCAG, and operation of the new land uses associated with the GPU could cumulatively contribute to the nonattainment designations of the South Coast Air Basin, and the GPU is considered to be inconsistent with the AQMP. The cumulative effect of the General Plan 2010 and the GPU would be inconsistent with the AQMP.

With regard to daily emissions and the cumulative net increase of any criteria pollutant for which the region is in nonattainment, this is considered to be a potentially significant cumulative impact, due to nonattainment of ozone, CO, PM_{2.5}, and PM₁₀ standards in the Basin. The SCAQMD has recommended methods to determine the cumulative significance of new land use projects. The SCAQMD’s methods are based on performance standards and emission reduction targets necessary to attain federal and state air quality standards as predicted in the AQMP. Because no specific information on individual housing projects is currently available, cumulative construction emissions cannot be quantified; however, the analysis above shows that the GPU will exceed SCAQMD regional operational thresholds for all criteria pollutants except SO_x. Therefore, the contribution of daily construction and operational emissions from individual projects on the opportunity sites would be significant and is therefore cumulatively considerable. This cumulative impact is considered to be significant and unavoidable. Furthermore, as construction emissions associated with development of the housing sites cannot be quantified at this time, and because no feasible mitigation is available to reduce such impacts and the impacts from operational emissions, the GPU project would contribute to a cumulative impact in the region.

4. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Compliance with the existing mitigation from the 2010 GP EIR, **AQ-1: General Plan EIR 2010 MM 4.2-1**, would reduce criteria air pollutants generated from project-related construction activities. Future development activity associated with the GPU would occur over an approximately nine-year time frame (i.e., 2021-2029 Housing Element). Construction time frames and a list of equipment for development of the individual projects are not available and so there is a potential for significant construction-related



emissions. Therefore, despite adherence to **AQ-1: General Plan EIR 2010 MM 4.2-1**, impacts from regional and localized construction emissions would be significant and unavoidable after mitigation.

Operational regional emission impacts would be significant and unavoidable. No mitigation is available to reduce this impact.



IV. ENVIRONMENTAL IMPACT ANALYSIS

C. BIOLOGICAL RESOURCES

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects on biological resources from implementation of the proposed project. This section was based on information in the *Biological Resources Desktop Review for the City of Agoura Hills EIR Update*, December 27, 2021 by Kleinfelder, (located in Appendix E), the City of Agoura Hills General Plan EIR 2010, City of Agoura Hills Municipal Code, Agoura Village Specific Plan, Ladyface Mountain Specific Plan, and City of Agoura Hills General Plan 2010.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that the General Plan 2010 would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan, as the City is not located within an area covered by any such plans. The General Plan EIR 2010 found that significant direct and indirect impacts to special status species would occur from potential habitat loss and development adjacent to undeveloped areas, but with implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations, would remain less than significant. The General Plan EIR 2010 found that development under the General Plan 2010 could result in direct and indirect impacts to riparian habitat, other sensitive natural communities, and federally protected wetlands, but with implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations would remain less than significant. The General Plan EIR 2010 found that development under the General Plan 2010 could interfere substantially with the movement of native resident and migratory wildlife species, established wildlife corridors, and impede the use of native wildlife nursery sites; however, these impacts would be less than significant through the implementation of the General Plan 2010 goals and policies and compliance with relevant local, state, and federal regulations. The General Plan EIR 2010 determined that while construction activities associated with future development could conflict with the City's Oak Tree Preservation Guidelines, all projects with the potential to impact qualifying oak trees would be required to obtain an oak tree permit prior to obtaining a grading permit and that the City's Oak Tree Preservation Guidelines include measures for oak tree relocation and replacement to ensure that impacts are minimized and there is no net loss of the resource. Lastly, the General Plan EIR 2010 determined that implementation of the Municipal Code, which specifies the biological report requirement in the Sensitive Ecological Areas (SEAs), and outlines findings that must be made to approve a project, which include ensuring compatibility with biological resources and wildlife corridors, would reduce impacts to less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Setting

1) *Regional Context*

The Housing Element opportunity sites are located within the City, as such, the regional setting for the General Plan does not require updates. The following is a summary of the Regional Context located in the General Plan EIR 2010.



The City of Agoura Hills is situated in western Los Angeles County located north of the Santa Monica Mountains and bordered to the north and west by Ventura County. This area is known as the Conejo–Las Virgenes region, south of the Simi Hills, east of the Conejo Pass, and west of the San Fernando Valley. The surrounding area includes the cities of Thousand Oaks, Westlake Village, and Calabasas, and the unincorporated communities of Oak Park and Agoura. The City is located in an arid climate zone approximately 7 miles north of the Pacific Ocean. Vegetation communities present in the region consist of oak woodland, oak savannah, chaparral, coastal sage scrub, and grasslands. Riverine and palustrine ecosystems also exist throughout the region.

2) Topography and Soils

The General Plan EIR 2010 discusses 14 separate soil map units that include urban and undeveloped areas. The soils cited in undeveloped areas north of the Ventura Freeway are silty clay loams from the Linne and Rincon series, clay loams from the Los Osos and San Benito series, shaly loam from the Calleguas series, very fine sandy loam from the Huerhuero series, and Cumulic aploxerolls. Soils discussed in undeveloped areas south of the Ventura Freeway are Cotharin clay loam and Cotharin-Talepop association, as well as Linne-Los Osos-Haploxerepts association and Typic Haploxerepts.

Based on the biology review, four additional soils series were identified (USDA 2021). In developed areas north and south of the Ventura Freeway, the Urban land-Cropley, fill complex, 0 to 8 percent slopes, commercial and the Urban land-Sapwi, landscaped-Kawenga, landscaped complex, 0 to 20 percent slopes, residential are mapped. The Fluvaquents-Riverwash complex, 0-5 percent slopes series, is mapped in the riparian areas associated with Lindero Canyon Creek and Medea Creek at Sites A and B.

3) Vegetation

A total of six general vegetation communities are identified in the General Plan EIR 2010, including urban/developed land, grassland, coastal sage scrub, chaparral, oak woodland, and riparian woodland. The names and definitions of vegetation communities in the EIR are based on general definitions provided by Holland, Sawyer and Keeler-Wolf, and, at the time the EIR was drafted, the California Department of Fish and Game's ([CDFG]) now California Department of Fish and Wildlife [CDFW]) California Wildlife Habitat Relations (CWHR) natural communities classification system.

No new vegetation communities were identified during the September 29, 2021 survey of Sites A – T and a 200-foot buffer. As noted in the survey results, riparian woodland is present and associated with Medea Creek and Lindero Canyon Creek at Sites A and B, respectively, south of Agoura Road along Kanan Road (Appendix E).

4) Sensitive Biological Resources

Special-status Plant Species

The General Plan EIR 2010 documents 14 special-status plant species with the potential to occur within the General Plan area, Citywide. Based on a recent review of the California Natural Diversity Database (CNDDDB) and Calflora database, within one mile of the subject parcels, five additional plant species have the potential to occur in the General Plan area (shown in **Table IV.C-1**). There is a documented CNDDDB occurrence of Ojai navarretia (*Navarretia ojaiensis*) located at Sites C and I south of Agoura Road; however, this species was not observed during the September 29, 2021 site visit (**Figure IV.C-1**). An occurrence of Hubby's phacelia (*Phacelia hubbyi*) was documented in the Calflora database within one mile of housing Sites F, H, L and R but not observed during the site visit. Calflora occurrences of Catalina



mariposa (*Calochortus catalinae*), California walnut (*Juglans californica*), and Coulter's matilija poppy (*Romneya coulteri*) are documented in either the vicinity or on the subject parcels, but not observed during the September 2021 site visit.

Other special-status plant species previously identified in the 2010 EIR that include Agoura hills dudleya (*Dudleya cymosa* ssp. *Agourensis*), Lyon's pentachaeta (*Pentachaeta lyonii*) and Santa Susana tarplant (*Dienandra minthornii*) were not observed during the recent survey. Occurrences of these species and critical habitat for Lyon's pentachaeta are documented south of Agoura Road in the vicinity of Sites A, B, C, I, and S (Figure IV.C-1).

No special-status plant species were observed during the September 2021 site visit. Nonetheless, it should be noted that many of the special-status plant species bloom in the spring and summer, and so their lack of observation in September does not discount their possible location in proximity to the housing opportunity sites.

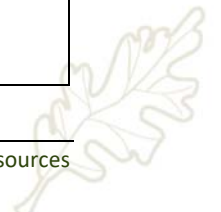
**Table IV.C-1
Special-Status Plant Species**

Species		Status (Federal/ State/CRPR)	Preferred Habitat	Life Form	Blooming Period
Scientific Name	Common Name				
<i>Calochortus catalinae</i>	Catalina mariposa	- / - /4.2	Chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland.	perennial herb (bulb)	(Feb)Mar-Jun
<i>Juglans californica</i>	California walnut	- / - /4.2	Chaparral, cismontane woodland, coastal scrub and alluvial	deciduous tree	Mar-Aug
<i>Navarretia ojaiensis</i>	Ojai navarretia	- / - /1B.1	Openings in chaparral and coastal scrub, valley and foothill grassland	annual herb	May-Jul
<i>Phacelia hubbyi</i>	Hubby's phacelia	- / - /4.2	Chaparral, coastal scrub, and valley and foothill grassland; less frequently in gravelly, rocky, talus	annual herb	Apr-Jul
<i>Romneya coulteri</i>	Coulter's matilija poppy	- / - /4.2	Chaparral and coastal scrub, often in burn areas.	perennial herb (rhizomatous)	Mar-Jul(Aug)

Source: Kleinfelder, 2021.

1B = California Rare Plant Rank (CRPR): Plants rare and endangered in California and elsewhere.

2 = California Rare Plant Rank. Plants rare and endangered in California, but more common elsewhere.



**Table IV.C-1
Special-Status Plant Species**

Species		Status (Federal/ State/CRPR)	Preferred Habitat	Life Form	Blooming Period
Scientific Name	Common Name				
NatureServe Conservation Status Assessments: S1 = Critically imperiled S2 = Imperiled S3 = Vulnerable S4 = Apparently secure .1 = Very threatened .2 = Threatened					

Special-status Wildlife Species

The General Plan EIR 2010 documents 17 special-status wildlife species with the potential to occur within the General Plan area, Citywide. A recent review of the CNDDDB and U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) within one mile of the housing sites, four additional wildlife species have the potential to occur in the General Plan area (**Table IV.C-2**). CNDDDB occurrences of crotch bumble bee (*Bombus crotchii*) and Santa Monica grasshopper (*Trimerotropis occidentiloides*) are documented within one mile of the subject parcels. The crotch bumble bee was observed adjacent to Sites C and I south of Agoura Road and the Santa Monica grasshopper was observed approximately 0.9 mile southwest of Sites A and B in the vicinity of the City boundary (**Figure IV.C-1**).

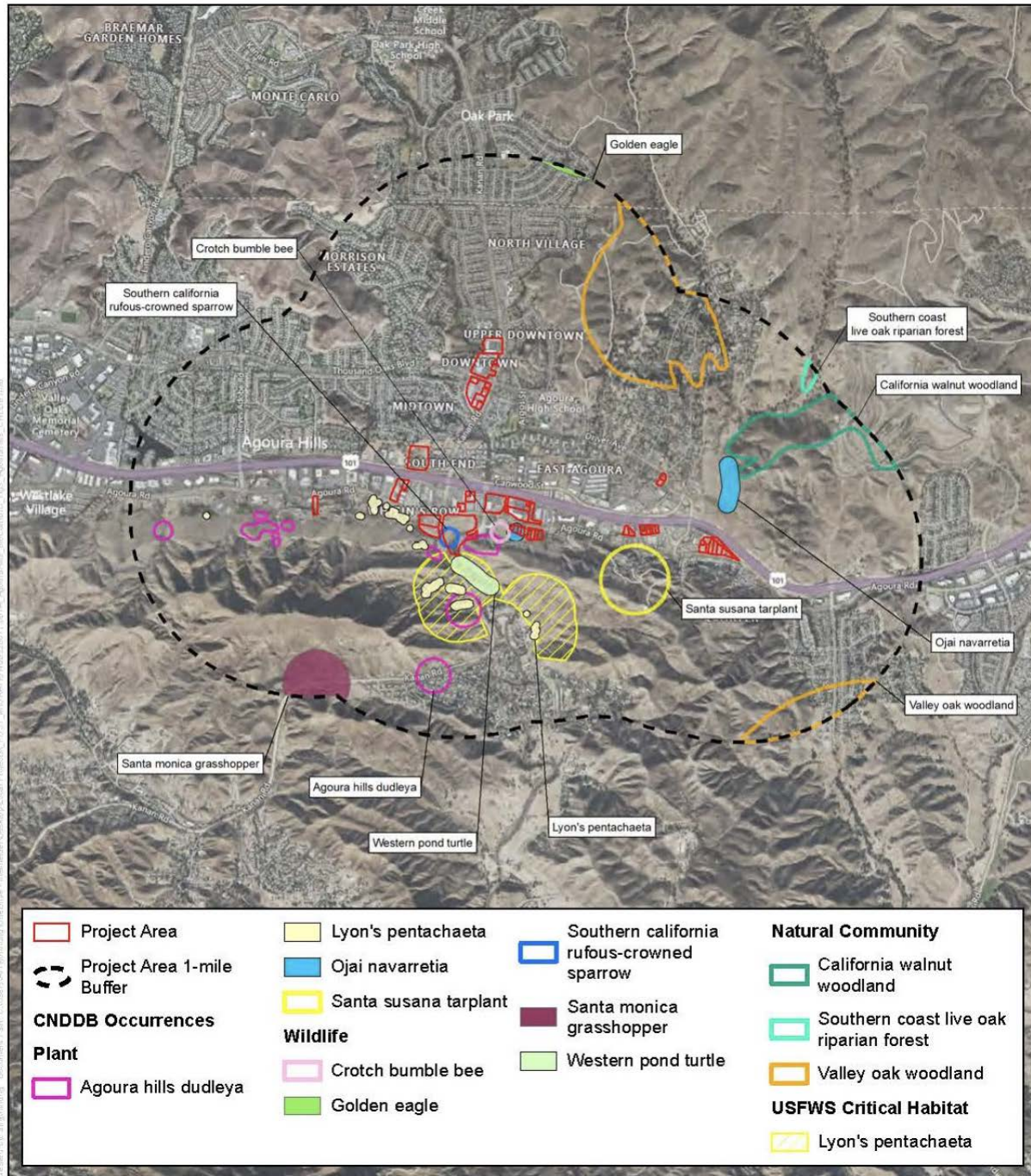
**Table IV.C-2
Special-Status Wildlife Species**

Species		Status (Federal/ State/CRPR)	Preferred Habitat
Scientific Name	Common Name		
<i>Bombus crotchii</i>	Crotch bumble bee	- / SCE / -	Grassland, scrub, nests underground. Feeds on species in the following genera: <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , <i>Eriogonum</i>
<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	- / - / S1S2	Santa Monica mountain range
<i>Vireo bellii pusillus</i>	Least Bell’s vireo	FE / SE / -	Riparian woodland and scrub.
Southwestern willow flycatcher <i>Empidonax traillii extimus</i>	Southwestern willow flycatcher	FE / SE / -	Riparian woodland with surface water during nesting season.
<p>Source: Kleinfelder, 2021. SCE = Candidate for state listing as endangered NatureServe Conservation Status Assessments: S1 = Critically imperiled, S2 = Imperiled S3 = Vulnerable, S4 = Apparently secure</p>			



CITY of AGOURA HILLS General Plan Update

CNDDM Occurrences



Source: CDFW CNDDB (2021)

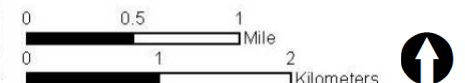


Figure C-1

Sensitive Natural Communities

A total of five sensitive natural communities are identified in the 2010 EIR. These communities are California Walnut Woodland, Southern Coast Live Oak Riparian Forest, Valley Oak Woodland, Valley Needlegrass Grassland and Southern Sycamore Alder Riparian Woodland. No additional sensitive communities were identified within one mile of the housing opportunity sites. California Walnut Woodland, Southern Coast Live Oak Riparian Forest, and Valley Oak Woodland are located within one mile of Sites F, H, O, P and Q; however, no sensitive natural communities are located on the sites (Figure C-1).

Wildlife Corridors and Linkages

As discussed in the 2010 EIR, four wildlife linkages, Medea Creek, Palo Comado Canyon, Chesebro Canyon, and Liberty Canyon, occur within the City limits. The Liberty Canyon corridor is identified as a regional choke-point linkage and one of sixty important habitat linkages in the South Coast region. Site H is approximately 0.6 mile west of the corridor under the Ventura Freeway associated with Liberty Canyon Road.

Significant Ecological Areas

At the time the EIR was drafted in 2010, two proposed SEAs were mapped within the City limits. These included the Santa Susana Mountains/Simi Hills SEA (proposed SEA #27) and the Santa Monica Mountains SEA (proposed SEA #26). The existing Palo Comado SEA (existing SEA #12) and the Las Virgenes SEA (existing SEA #6) were included in these areas.

The current SEA mapping, adopted by Ordinance on December 17, 2019 by the Los Angeles County Board of Supervisors, identifies the Santa Monica Mountains (within City) SEA located within the City limits in two areas. The first location is within a largely undeveloped area in the northern portion of the City previously designated as the Palo Comado SEA (SEA #12) as shown on the 2010 EIR Figure 4.3-1. This area consists mainly of Coastal Sage Scrub and is within mapped Valley Oak Woodland, a sensitive natural community. The Santa Monica Mountains (within the City) SEA is also mapped along the southern boundary of the City in an area of Chaparral and Coastal Sage Scrub previously identified on Figure 4.3-1 of the General Plan EIR 2010 as the Santa Monica Mountains SEA (SEA #26). The County Ordinance covers unincorporated County lands and does not apply to areas within City limits. The addition of housing opportunity Sites A -T are all within the City limits and not subject the Ordinance.

Jurisdictional Waters and Wetlands

The waterways and associated tributaries identified in the General Plan EIR 2010 within the City limits are Medea Creek, Chesebro Creek, Palo Comado Canyon Creek, Liberty Canyon Creek, Lindero Canyon Creek, and Lake Lindero. No new waterways or potential wetlands were observed on the subject parcels; however, Lindero Canyon Creek is located on Site B and Medea Creek is located on Site A. Along the western borders of Sites Q, P and O, Medea Creek is a channelized County flood control facility

5) Housing Element Opportunity Sites

Sites A, B, C, E, and I are located in the Agoura Village Specific Plan area and undeveloped. Site A is located to the east of Kanan Road and south of Agoura Road. Site A is hilly with scattered trees (including oaks), scrub brush, and some remnants of a block wall. Site B is located to the west of Kanan Road and south of Agoura Road, across from Site A. Site B has a level gravel area used occasionally for seasonal sales of merchandise (e.g., pumpkins, holiday trees), with steep hillsides towards the south and west. Vegetation



on the site is predominately scrub brush. Site C is located south of Agoura Road on a sloping and hilly site and is bordered to the west by a single-family home and Site I to the east. Site I is bounded by Site C to the west and a single-family residence to the east. Commercial uses and a concrete drainage channel are to the north, across Agoura Road. These parcels are comprised of mostly open space and are dominated by non-native annual grassland interspersed with some native species such as live oak, valley oak, and elderberry. There is riparian woodland present associated with Lindero Canyon Creek and Medea Creek at Sites A and B south of Agoura Road. All of these areas have been at least partially plowed recently, possibly to reduce fuels for fire prevention. None of these sites contain any structures or lighting.

Sites G, J, and K are located in the Agoura Village Specific Plan area and to the north of Agoura Road. These sites are developed with commercial uses, including the Regency Theater Center, Roadside Lumber, and Whizin's Market Square. Views to the south from these sites include Ladyface Mountain and surrounding hillsides. These sites include lighting from buildings and in parking areas. Commercial buildings and paved parking lots dominate these parcels; and any remaining habitat value in these areas is most likely limited to ornamental landscape trees for nesting birds and possibly for raptors.

Sites O, P, and Q are located near the intersection of Kanan Road and Thousand Oaks Boulevard. These sites are developed with shopping center uses, including grocery and pharmacy stores, banks, other commercial uses, and parking lots. These sites include lighting from buildings and in parking areas. Similar to Sites G, J, and K, habitat value is limited on these sites.

Sites D, F, H, M, S and R consist of undeveloped land and oak trees. Sites D, F, H and M are hilly and vegetated with oak trees. Site D is bordered to the south by US-101, commercial properties to the west and east and residential areas are to the north. Site F is surrounded by residential development to the north, west and south, and Old Agoura Park is east of the site. Agoura Road and residential areas are south of Site H with commercial development to the west and US-101 to the north and east. Site M is steeply sloped and surrounded to the north and west by commercial development, and vacant land to the south and east. Site R is surrounded by commercial development to the west, south, and east, and to the north by US-101. Site S borders undeveloped land to the south, Agoura Road to the north and residential properties to the east and west, and contains oak trees. None of these sites are currently lighted. Similar to Sites A, B, C, E, I, and S, all of these sites have been at least partially plowed recently.

Sites L, N, and T are developed with commercial uses. Site N is currently developed with a stone materials yard and sales building. Views from Sites N and T include surrounding commercial development and US-101 to the north. These sites include lighting from buildings and in parking areas.

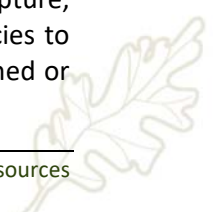
Specific biological resource information for Housing Element project sites is described above in A. Existing Setting.

B. Regulatory Setting

1) Federal

Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973, as amended, was promulgated to protect and conserve any species of plant or animal that is endangered or threatened with extinction and the habitats in which these species are found. "Take" of endangered species is prohibited under Section 9 of the FESA. "Take," as defined under the FESA, means to "harass, harm, pursue, hunt, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." Section 7 of the FESA requires federal agencies to consult with the USFWS on proposed federal actions, which may affect any endangered, threatened or



proposed (for listing) species or critical habitat that may support the species. Section 4(a) of the FESA requires that critical habitat be designated by the USFWS “to the maximum extent prudent and determinable, at the time a species is determined to be endangered or threatened.” Critical habitat is formally designated by USFWS to provide guidance for planners/managers and biologists with an indication of where suitable habitat may occur and where high priority of preservation for a particular species should be given. Critical habitat includes areas occupied by the target species, and unoccupied areas. For activities conducted or funded by federal agencies, or requiring a federal permit, federal agencies must ensure that the action will not likely jeopardize the survival of the species, or destroy or adversely modify critical habitat. If the action would likely jeopardize a species, or adversely modify critical habitat, the agency must consult with either the Fish and Wildlife Service (FWS) or National Marine Fisheries Service (CRS 2005). Section 10 of the FESA provides the regulatory mechanism that allows the incidental take of a listed species by private interests and non-federal government agencies during lawful activities. Habitat conservation plans (HCPs) for the impacted species must be developed in support of incidental take permits for nonfederal projects to minimize impacts to the species and develop viable mitigation measures to offset the unavoidable impacts.

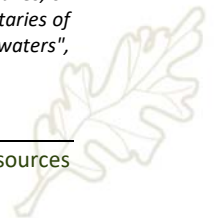
Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA), is the domestic law that affirms, or implements, the United States' commitment to four international conventions with Canada, Japan, Mexico, and Russia for the protection of shared migratory bird resources. The MBTA governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. It prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. USFWS administers permits to take migratory birds in accordance with the regulations promulgated by the MBTA.

Clean Water Act, Section 404

The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into “waters of the U.S.”¹ (Including wetlands and non-wetland bodies of water that meet specific criteria) pursuant to Section 404 of the federal Clean Water Act (CWA), a permit is required for any filling or dredging within waters of the U.S. The permit review process entails an assessment of potential adverse impacts to USACE wetlands and jurisdictional waters, wherein the USACE may require mitigation measures. Where a federally listed species may be affected, a Section 7 consultation with USFWS may be required. If there is potential for cultural resources to be present, Section 106 review may be required. Also, where a Section 404 permit is required, a Section 401 Water Quality Certification would also be required from the Regional Water Quality Control Board (RWQCB).

¹ *“Waters of the United States,” as it applies to the jurisdictional limits of the authority of the Corps of Engineers under the Clean Water Act, includes: all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; all interstate waters including interstate wetlands; all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce; water impoundments; tributaries of waters; territorial seas; wetlands adjacent to waters. The terminology used by Section 404 of the Clean Water Act includes “navigable waters”, which is defined in Section 502(7) of the Act as “waters of the United States including the territorial seas.”*



Clean Water Act, Section 401 and 402

Section 401(a)(1) of the CWA specifies that any applicant for a federal license or permit to conduct any activity that may result in any discharge into navigable waters shall provide the federal permitting agency a certification, issued by the State in which the discharge originates, that any such discharge will comply with the applicable provisions of the CWA. In California, the applicable RWQCB must certify that the project will comply with water quality standards. Permits requiring Section 401 certification include USACE Section 404 permits and National Pollutant Discharge Elimination System (NPDES) permits issued by the Environmental Protection Agency (EPA) under Section 402 of the CWA. NPDES permits are issued by the applicable RWQCB. The City of Agoura Hills is within the jurisdiction of the Los Angeles RWQCB (Region 4).

2) State

California Fish and Game Code, Section 1600

Section 1600 of the California Fish and Game Code requires that a project proponent notify the California Department of Fish and Wildlife (CDFW) of any proposed alteration of streambeds, rivers, and lakes. The intent is to protect habitats that are important to fish and wildlife. CDFW may review a project and place conditions on the project as part of a Streambed Alteration Agreement (SAA). The conditions are intended to address potentially significant adverse impacts within CDFW's jurisdictional limits.

California Endangered Species Act

The California Endangered Species Act (CESA) generally parallels the main provisions of the FESA and is administered by CDFW. Its intent is to prohibit take and protect state-listed endangered and threatened species of fish, wildlife, and plants. Unlike its federal counterpart, CESA also applies the take prohibitions to species petitioned for listing (state candidates). Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the FESA, CESA does not include listing provisions for invertebrate species. Under certain conditions, CESA has provisions for take through a 2081 permit or Memorandum of Understanding (MOU). In addition, some sensitive mammals and birds are protected by the State as Fully Protected Species. California Species of Special Concern are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for CDFW's California Natural Diversity Data Base (CNDDB) project, which maintains a database of known and recorded occurrences of sensitive species. Informally listed taxa are not protected per se, but warrant consideration in the preparation of biological resources assessments.

3) Local

City of Agoura Hills Municipal Code

Article IX, Chapter 6 of the City's Municipal Code includes the Regulatory Provisions for Zoning. Division 2 of Part 2 provides special regulations that protect hillsides and SEAs from incompatible development, and preserve the natural terrain, quality environment, and aesthetic character. Appendix D includes regulations regarding Hillside and Significant Ecological Areas. Division 7 of Part 2 within Chapter 6 includes the City's Oak Tree Preservation Ordinance. The purpose is to protect and preserve oak trees in recognition of their historical, aesthetic, and environmental value to the citizens of Agoura Hills, present and future, and to provide regulatory measures designed to accomplish this purpose. Appendix D of the Code sets out at length the complete Oak Tree Preservation Guidelines for the City



City of Agoura Hills General Plan 2010

The following are relevant goals and policies of the current General Plan that would remain in the GPU.

Biological Resources

Goal NR-1 **Open Space System.** Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

Policy NR-1.1 **Open Space Preservation.** Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit.

Policy NR-1.2 **New Development.** Require new development to create a transition area between open space resources and development to minimize the impacts affecting these resources.

Policy NR-1.3 **Slope Preservation.** Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff.

Policy NR-1.4 **Wildlife Habitat.** Prioritize preservation of open space in its natural form to support sensitive, endangered, threatened, or otherwise protected species as part of a contiguous system that allows the movement of wildlife from one habitat area to another.

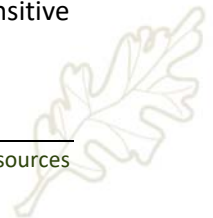
Goal NR-4 **Natural Areas.** Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Policy NR-4.1 **Resource Protection.** Preserve Agoura Hill's two significant ecological areas (SEAs) from incompatible development through City policies and coordination with Los Angeles County and other relevant agencies to protect habitats of sensitive plants and animals.

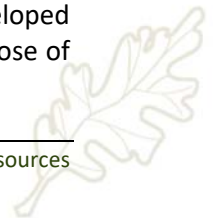
Policy NR-4.2 **Conserve Natural Resources.** Continue to enforce the ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land.

Policy NR-4.3 **Development and Environmental Review.** Ensure that the development and environmental review process is sensitive to the preservation and protection of sensitive wildlife and plant species, wildlife corridors, significant ecological areas (SEAs), and other sensitive habitat communities.

Policy NR-4.4 **Cluster Development.** Encourage clustered development in sensitive areas to preserve and reduce the impact to natural lands.



- Policy NR-4.5 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of recreation, habitat preservation and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefits.
- Policy NR-4.6 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City's open space systems.
- Policy NR-4.7 Green Infrastructure.** Maintain a multi-functional green infrastructure, consisting of natural areas, open spaces, urban forest, and parklands, that serves as a defining physical character of Agoura Hills, provides visitors and residents with access to open spaces and recreation, and is designed for environmental sustainability.
- Policy NR-4.8 Open Space and Activity Centers.** Link open space to activity centers, parks, other open space, and scenic routes to help define urban form and beautify the City.
- Policy NR-4.9 Landscaping.** Encourage landscaping that minimizes the need for herbicides and pesticides and that provides food, water, shelter, and nesting sites for birds, butterflies, beneficial insects, and other creatures that both help maintain the landscape and restore the larger ecosystem. Landscape design can re-create habitat lost to urban development and attract resident and migratory wildlife.
- Policy NR-4.10 Tree Preservation.** Continue to sustain the City's oak trees, which are an integral part of the character of the City, and continue to plant and maintain these trees in a manner that will allow them to mature and thrive.
- Policy NR-4.11 Creeks and Natural Resources.** Support the restoration of creeks and other natural resources. Activities include creek cleanup, erosion and urban runoff control, and weeding of nonnative plants.
- Policy NR-4.12 Wildlife Corridors.** Protect and maintain wildlife corridors, particularly the Liberty Canyon wildlife corridor, and adjacent areas as appropriate, to help the continued survival of wildlife.
- Policy NR-4.13 Public Education.** Support educational programs for residents and visitors about the uniqueness and value of the natural resources, plants, and wildlife in the region, and about how to manage development to preserve native wildlife populations.
- Goal NR-6 Water Quality.** Protection of the water quality of local watersheds and groundwater resources.
- Policy NR-6.1 Riparian Habitat.** Protect and enhance the natural qualities of riparian habitat.
- Policy NR-6.4 Protect Open Space Areas and Water Resources.** Conserve undeveloped open space areas and drainage courses and channels for the purpose of



protecting water resources in the City's watershed. For construction and post-development runoff, control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.

Policy NR-6.8 New Development. The City shall require new development to protect the quality of waterbodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City's NPDES Permit.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts to biological resources. Specifically, the Guidelines state that the proposed project may have an adverse significant biological resources impact if it would:

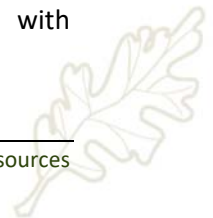
- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- 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 U.S. Fish and Wildlife Service;
- c) Have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species to with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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.

B. Project Impacts and Mitigation Measures

Impact C-1: Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that significant direct and indirect impacts to special status species would occur from potential habitat loss and development adjacent to undeveloped areas, but with



implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations, impacts would remain less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The General Plan EIR 2010 documents 17 special-status wildlife species with the potential to occur within the General Plan area, Citywide. From the results of the recent review of the CNDDDB and IPaC within one mile of the subject housing sites, four additional wildlife species have the potential to occur in the General Plan area (Table IV.C-1). CNDDDB occurrences of crotch bumble bee (*Bombus crotchii*) and Santa Monica grasshopper (*Trimerotropis occidentiloides*) are documented within one mile of the Housing Element opportunity sites. The crotch bumble bee was observed adjacent to Sites C and I south of Agoura Road and the Santa Monica grasshopper was observed approximately 0.9 mile southwest of Sites A and B in the vicinity of the City boundary.

The General Plan EIR 2010 documents 14 special-status plant species with the potential to occur within the General Plan area, Citywide. From the results of the desktop review of the CNDDDB and Calflora database within one mile of the subject housing sites, five additional plant species have the potential to occur in the General Plan area (Table IV.C-2). There is a documented CNDDDB occurrence of Ojai navarretia (*Navarretia ojaiensis*) located at Sites C and I south of Agoura Road; however, this species was not observed during the September 29, 2021 site visit.

The project would result in development of residential land uses on Sites A-T, sites that are currently undeveloped and vacant or currently developed with commercial uses. Specifically, Sites A, B, C, E, I, S, D, F, H, M, and R are vacant sites. Development on these sites as proposed in the GPU, would require removal of habitat and construction of residential uses and site lighting. Development on these sites could result in habitat modification and impacts to special status species during development and operation. Sites G, J, K, L, N, O, P, Q and T are developed with commercial uses. Development on these sites would consist of redevelopment or additional development of previously developed sites. Current habitat on these sites is limited to ornamental landscape trees for nesting birds and possibly for raptors, and impacts would be limited to loss of ornamental trees used for nesting and perching.

The current General Plan includes policies that guide the environmental review of projects and ensure potential impacts to special status species are avoided, minimized, and mitigated appropriately. The policies remain as part of the GPU. Policy NR-4.3 (Development and Environmental Review) would make certain that environmental review remains sensitive to the preservation and protection of special status plant and wildlife species by complying with relevant local, state, and federal regulations. Policy NR-4.1 (Resource Protection) would preserve the two significant ecological areas (SEAs) shown on the City Zoning Map from incompatible development through City policies and coordination with relevant agencies to protect habitats of sensitive plants and animals.

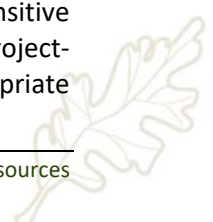


Additionally, Policy NR-1.1 (Open Space Preservation) and Policy NR-4.5 (Open Space Preservation) include high priority objectives to continue to acquire and preserve open space lands for the purpose of habitat protection and enhancement, which would include preservation of open space lands potentially occupied by special status species. Implementation of both policies would provide for a mitigation mechanism for projects on the Housing Element opportunity sites that may require compensation for the loss of habitat for special status species and preservation of these resources in perpetuity.

Policy NR-1.4 (Wildlife Habitat) further calls for the preservation of contiguous open space areas in their natural form so that they can support sensitive, endangered, threatened, or otherwise protected species and promote the uninterrupted movement of these species between open space areas. Policy NR-4.6 (Connected Open Space System) complements this policy by ensuring that development does not create any barriers to wildlife movement or impede the continuity of the City's open space system. Policy NR-4.12 (Wildlife Corridors) seeks to protect and maintain wildlife corridors to help the continued survival of wildlife.

Policy NR-4.4 (Cluster Development) encourages clustering of development footprints to avoid sensitive areas, including special status species, and preserve and reduce impacts to natural lands. Clustering of developments reduces the overall perimeter of projects and consequently the resulting urban/wildlands interface, thereby minimizing habitat loss and potential impacts to special status species, while maintaining project acreage goals through smart planning and design. Policy NR-1.2 (New Development) further requires that the siting and design of new development be compatible with open space resources potentially occupied by special status species by promoting transition areas and buffers that minimize indirect impacts from the siting of projects adjacent to natural lands. These transition areas would ensure that the functions and values of open space resources adjacent to proposed developments are conserved, and any potential long-term indirect impacts are minimized by siting development away from sensitive areas and incorporating design features that reduce potential indirect effects from noise, lighting, runoff, nonnative species, and other anthropogenic-related disturbances that may spread into open space areas.

Policy NR-1.3 (Slope Preservation) requires that proposed grading, cuts and fills, or other alterations of land conserve the natural integrity of site topography to prevent potential indirect impacts to resources located downslope or downstream from affected areas. This policy would aid in the protection of special status species potentially occurring within habitats located downslope or downstream from impact areas through preventing adverse changes in hydrology, water quality, sedimentation, and erosion during construction and operation. Policy NR-4.9 (Landscaping) encourages landscaping that is compatible for wildlife use and enhances the overall ecosystems that support special status species. Policy NR-4.10 (Tree Preservation) specifically addresses oak tree preservation, ensuring their protection through the City's Municipal Code and promoting ongoing oak tree planting and maintenance. Lastly, Policy NR-4.13 (Public Education) would reduce potential anthropogenic-related disturbances to special status species and other sensitive resources by promoting educational programs to inform residents and visitors of the uniqueness and value of natural resources, plants, and wildlife in the region, as well as how to manage development to preserve native wildlife populations. Similar to the findings of the General Plan EIR 2010, direct and indirect impacts to special status species potentially resulting from development on the Housing Element sites are not able to be determined at this time since there are no specific development proposals for the housing opportunity sites. Particular impacts would be addressed at the project-application stage and through the CEQA process for any projects subject to additional CEQA analysis at the project level. Projects would be required to comply with relevant local, state, and federal regulations protecting sensitive plant and wildlife species and with relevant General Plan goals and policies as listed above. Project-specific requirements would include compliance with the federal ESA, CESA, and local policies protecting sensitive species, such as the City's Municipal Code and Oak Tree Preservation Guidelines, if applicable. Project-level analyses conducted as part of a development application would ensure that the appropriate



biological resources technical studies are conducted, including baseline surveys, protocol-level surveys, tree inventories, and pre-construction surveys, to confirm the presence or absence of any special status species within or immediately adjacent to proposed impact areas. Reports would be prepared that would document baseline conditions at the time of project application, identify constraints, recommend project re-design, analyze potential effects, and propose mitigation measures that reduce potential impacts to less-than significant levels. If necessary, the project applicants would be required to enter into consultation with, and obtain the appropriate permits from, the USFWS and/or CDFW for unavoidable impacts to special status species and other protected resources. General Plan Update impacts to special status species are considered less than significant, since individual projects would be required to comply with relevant local, state, and federal regulations, and the General Plan goals and policies to protect such resources.

For projects proposed under the AHO and which would be approved ministerially, the objective development standards listed in Section III. Project Description, would apply. These objective standards would protect sensitive species by specifying buffer distances required for disturbance to sensitive natural communities, requiring that projects do not conflict with state or federal regulations related to special status plant or animal species, and requiring nesting bird surveys. As all projects proposed on the housing opportunity sites would be subject to City regulations and policies (Municipal Code, General Plan policies, and adopted objective standards), they would prevent impacts to 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 Wildlife Game or U.S. Fish and Wildlife Service.

Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. These updates would not result in impacts to special-status species beyond what was analyzed above residential development at the opportunity sites.

The purpose of the Community Safety Element Update of the GPU is to ensure consistency with the Housing Element Update and to comply with recent state legislation and guidelines. Technical amendments would be made to the Community Safety Element to achieve compliance with state, regional and local policies and guidelines. In order to ensure compliance with state law, the GPU includes amending the Community Safety Element to formally integrate related long-range planning efforts. Furthermore, updates to the Community Safety Element provide consistency with the Housing Element Update, which would provide guidance to minimize impacts associated with hazardous and unsafe conditions.

Additional policies to be added to the Community Safety Element would support more focused and potentially more stringent efforts related to fuel modification to reduce wildfire risk. Policy S-3.a.1 presently requires that new development comply with the vegetation clearance and fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible. New Policy S-3.12 (Fuel Load) would work to minimize the amount of material that can be burned, within the wildland/urban interface within the City, in coordination with the County Fire Department and other relevant agencies. New Policy S-3.a.2 (Vegetation Management) would promote coordination with the County of Los Angeles Fire Department in implementing the County's Vegetation Management Program, which develops strategies responding to fire hazards by analyzing wilderness fire history, considering different methods of reducing and removing fuels, and evaluating the environmental



effects of such practices. New Policy S-3.21 (Site Specific Fire Protection) would require applicants for new development projects in the Very High Fire Hazard Severity Zone (VHFHSZ) to prepare project-specific fire protection plans while new Policy S-3.22 (Existing Non-Conforming Development) would work with existing owners of non-conforming development to meet current fire safety standards, including vegetation removal and provide guidance on how to meet the standards. While these policies would potentially result in additional fuel modification activities in the wildland/urban zone that could have indirect effects related to habitat modification and sensitive species, these practices and guidance would be developed within a context of interagency coordination that would work to minimize these effects to the extent feasible, taking into account the need for trade-offs between practices to reduce risks from wildfire and potential impacts to sensitive species in some areas of the City. Therefore, the Community Safety Element Update would minimize adverse impacts related to habitat modification or special status species and impacts would be less than significant.

New policies in the Natural Resources Element addressing air quality describe measures to reduce residential pollutant exposure through the planting of new vegetation. These policies would increase trees and shrubs on the opportunity sites and would not have an impact on candidate, sensitive, or special status species.

The modifications to the Infrastructure and Community Services Element as part of the GPU include updates to reflect current conditions and a policy related to the City's adopted vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). Therefore, the Infrastructure and Community Services Element updates policies related to transportation analysis thresholds and does not include any policies with the potential to impact special status species.

Comparison of Significance to the General Plan EIR 2010

Similar to the General Plan EIR 2010 findings, the GPU would result in less than significant impacts with implementation of General Plan policies and compliance with all relevant local, state, and federal regulations to protect sensitive species and habitat.

Mitigation Measures:

None required.

Impact C-2: Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that development under the 2010 General Plan 2010 could result in direct and indirect impacts to riparian habitat and other sensitive natural communities, but with implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations, impacts would remain less than significant.



GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Lindero Canyon Creek is located on Site B and Medea Creek is located on Site A. Medea Creek is a concrete County flood control channel with some riparian vegetation along the west side of Sites Q, and P, and on the west and south sides of Site O. Sites A and B are currently undeveloped, while Sites Q, P, and O are developed with commercial uses surrounded by other commercial uses and residential. Site Q is also bordered on the north by a school. Development on Sites A and B has the potential to affect riparian habitat during project construction and operation.

Similar to the 2010 General Plan EIR findings, ground-truthing of riparian resources and fine-scale mapping would occur in the future for each specific development proposed on each of the Housing Element opportunity sites. Potential site-specific impacts cannot be known at this stage without a specific development proposal. Ground-truthing would include formal delineations and detailed mapping of riparian resources according to specific criteria defined by the CDFW and other agencies and would be required to be prepared for a development project application. Project-specific analyses would determine the presence or absence of riparian, streambed, lake, or other habitat regulated by the CDFW and protected under Section 1600 et seq. of the CFW Code within Housing Element opportunity sites. Specifically, these riparian habitats may include elements of other sensitive natural communities, including southern coast live oak riparian forest, southern riparian scrub, southern willow scrub, and mule fat scrub. All projects with the potential to impact these habitats, directly or indirectly, temporarily or permanently, would be required to obtain a Lake or Streambed Alteration Agreement from the CDFW pursuant to Section 1602 of the CFW Code prior to obtaining a grading permit. The Lake or Streambed Alteration Agreement would ensure that all construction-related impacts to riparian habitat and other areas under the jurisdiction of the CDFW are fully mitigated and reduced to less than significant.

Policy NR-4.4 (Cluster Development) encourages clustering of development footprints to avoid, preserve, and reduce impacts to natural lands that may contain sensitive natural communities. Policy NR-1.2 (New Development) requires that the siting and design of new development be compatible with adjacent open space resources characterized by sensitive natural communities, and that developments incorporate adequate buffers from these communities. Buffer areas between development and sensitive natural communities would ensure that functions and values are conserved and potential long-term indirect impacts are minimized by siting development away from sensitive areas and incorporating design features that reduce potential indirect effects from noise, lighting, runoff, nonnative species, and other anthropogenic-related disturbances that may spread into open space areas. Policy NR-1.3 (Slope Preservation) requires that proposed grading, cuts and fills, or other alterations of land conserve the natural integrity of site topography to prevent potential indirect impacts to resources located downslope or downstream from affected areas, including riparian habitat and other sensitive natural communities.



General Plan Policy NR-4.3 (Development and Environmental Review) would ensure a thorough and comprehensive review of projects potentially affecting sensitive habitat communities relevant to all relevant local, state, and federal regulations. Policy NR-4.1 (Resource Protection) seeks to preserve the two SEAs located within the City and shown on the City Zoning Map from incompatible development to protect habitats of sensitive plants and animals. Policy NR-6.1 (Riparian Habitat) specifically addresses riparian habitat in aiming to protect and enhance its natural qualities. Policies NR-6.4 (Protect Open Space Areas and Water Resources) and NR-6.8 (New Development) include goals to further protect water resources from construction and post-construction-related runoff, including waterbodies and natural drainage systems potentially supporting riparian habitat. Finally, Policy NR-4.11 (Creeks and Natural Resources) includes goals for the enhancement of riparian habitat in the City, including promoting creek cleanup activities, erosion, and urban runoff control, and weeding of nonnative plants. This policy would ensure that continued efforts are directed toward long-term maintenance and management of areas potentially supporting riparian habitat and other resources on the Housing Element opportunity sites.

For projects proposed under the AHO and which would be approved ministerially, the set of objective development standards listed in Section III. Project Description would protect riparian habitat by specifying appropriate buffers required to avoid riparian communities, including trees and vegetation. Additionally, all projects proposed on the housing opportunity sites would be subject to City policies and regulations (Municipal Code, General Plan policies, and adopted objective standards). These City policies and regulations would prevent impacts to 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 Wildlife or U.S. Fish and Wildlife Service.

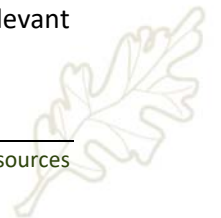
Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would impact riparian habitat.

New policies in the Natural Resources Element addressing air quality describe measures to reduce residential pollutant exposure through the planting of new vegetation. These policies would increase trees and shrubs on the opportunity sites and would not have an impact on riparian habitat or a sensitive natural community.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant impacts related to riparian habitat because individual development projects would be required to comply with the General Plan goals and policies, City objective standards, as well as relevant federal, state, and local regulations and requirements described above to protect such habitat.



Mitigation Measures:

None required

Impact C-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that development under the General Plan 2010 could result in direct and indirect impacts to federally protected wetlands, but with implementation of the General Plan goals and policies and compliance with relevant local, state, and federal regulations, such impacts would remain less than significant.

GPU Impact**Housing Sites Development**

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Lindero Canyon Creek is located on Site B and Medea Creek is located on Site A. Medea Creek also borders the west side of Sites Q and P, and the west and south sides of Site O as a concrete flood control channel. Sites A and B are currently undeveloped, while Sites Q, P, and O are developed with commercial uses surrounded by other commercial and residential uses, including a school on the north side of Site Q. Development on Sites A and B has the potential to affect wetland resources if development encroached into wetland areas. Technical studies would be required at the project application stage for development on Sites A and B to determine the presence or absence of wetlands and other waters of the U.S. regulated by the USACE and protected under Section 404 of the Clean Water Act. Development projects on Sites A and B with the potential to impact these features, directly or indirectly, temporarily or permanently, would likely be required to obtain either a Nationwide or Individual permit from the USACE pursuant to Section 404 of the Clean Water Act prior to obtaining a grading permit. In addition, all qualifying projects would likely be required to obtain a Water Quality Certification from the Los Angeles Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act. For qualifying projects, a Water Quality Certification is required prior to the USACE issuing a Nationwide or Individual permit for the project.

Development on the Housing Element opportunity sites would be required to comply with several General Plan policies. Policy NR-4.3 (Development and Environmental Review) ensures proper environmental review of projects potentially affecting wetlands in light of all relevant local, state, and federal regulations. Policy NR-4.2 (Conserve Natural Resources) includes goals to continue to enforce relevant City ordinances that require new and existing developments maintain appropriate distances from creeks and other natural drainages that may contain wetlands and/or other waters of the U.S. Policy NR-4.4 (Cluster Development)



encourages clustering of development footprints to avoid, preserve, and reduce impacts to natural lands that may contain wetlands and/or other waters of the U.S. Policy NR-1.2 (New Development) requires that the siting and design of new development be compatible with adjacent open space resources potentially containing wetlands and/or other waters of the U.S. This policy further promotes the incorporation of buffers into project designs to help reduce potential adverse indirect impacts from runoff and other anthropogenic-related disturbances. Policy NR-1.3 (Slope Preservation) requires that proposed grading, cuts and fills, or other alterations of land conserve the natural integrity of site topography to ensure that downstream watercourses potentially containing wetlands and/or other waters of the U.S. are not adversely affected by siltation or runoff.

Policy NR-4.11 (Creeks and Natural Resources) provides for the long-term maintenance and management of areas potentially supporting wetlands and/or other waters of the U.S. throughout the City, including creek cleanup activities, erosion, and urban runoff control, and weeding of nonnative plants. Policies under Goal NR-6 (Water Quality) would protect water quality of local watersheds and groundwater resources, addressing construction- and post-construction-related runoff into areas potentially qualifying as wetlands and/or other waters of the U.S.

For projects proposed under the AHO and which would be approved ministerially, the City has developed a set of objective design and development standards that would be adopted as part of the Zoning Code amendments implementing the General Plan. These objective standards would protect wetlands by specifying appropriate buffers required to avoid wetlands, and requiring that projects do not conflict with state and federal regulations related to wetlands. Additionally, all projects proposed on the housing opportunity sites would be subject to City policies (Municipal Code, General Plan policies, and adopted objective standards), these City policies would prevent impacts to wetlands, including state or federally protected wetlands.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a rezoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would impact wetlands.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant impacts related to wetlands, as housing site development projects would be required to comply with local, state, and federal requirements, as well as General Plan goals, policies, and objective standards that protect wetlands



Mitigation Measures:

None required.

Impact C-4: Would the project 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?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that development under the General Plan 2010 could interfere substantially with the movement of native resident and migratory wildlife species, established wildlife corridors; however, these impacts would be less-than-significant through the implementation of the General Plan 2010 goals and policies and compliance with relevant local, state, and federal regulations. The General Plan EIR 2010 found that there would be no impact to wildlife nursery sites as there are no such sites within the City.

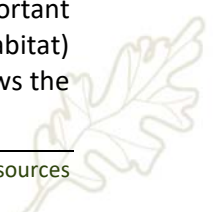
GPU ImpactHousing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The Housing Element identifies housing opportunity sites. Site H is the closest site to the Liberty Canyon Wildlife Corridor, which is in the vicinity of Liberty Canyon Road at the U.S 101 freeway, and is located 0.6 miles west of the Corridor. Development of residential land uses are proposed for Sites A-T, which are currently undeveloped and vacant, or currently developed with commercial uses. Sites G, J, K, L, N, O, P, Q and T are developed with commercial uses. Similar to the findings of the General Plan 2010 EIR, new development on these sites would be concentrated within existing developed or partially undeveloped areas that are not adjacent to open undeveloped land. Wildlife movement within these areas is unlikely due to limited access, lack of suitable habitat, and anthropogenic-related disturbances that deter their use. Sites A, B, C, E, I, S, D, F, H, M, and R are currently vacant sites that could be developed.

Site H is approximately 0.6 mile west of the corridor under the Ventura Freeway associated with Liberty Canyon Road. This distance is too far for any project on that site to impact the wildlife corridor. Additionally, none of the other sites that could be developed with a ministerial approval or discretionary approval process are near the Liberty Canyon Wildlife Corridor; therefore, impacts from development to wildlife corridors would be less than significant.

Policy NR-4.3 (Development and Environmental Review) would ensure proper environmental review of projects potentially affecting wildlife corridors pertinent to relevant regulations. Policy NR-4.12 (Wildlife Corridors) specifically addresses wildlife corridors and includes goals to protect and maintain important corridors in the City to help the continued survival of wildlife. Additionally, Policy NR-1.4 (Wildlife Habitat) includes goals to prioritize the preservation of open space as part of a contiguous system that allows the



movement of wildlife from one habitat area to another. Policy NR-4.2 (Conserve Natural Resources) includes goals to continue to enforce relevant City ordinances that require new and existing developments maintain appropriate distances from creeks and other natural drainages that may serve as important corridor and linkage areas. Policy NR-6.1 (Riparian Habitat) includes the protection and enhancement of riparian habitat that is commonly associated with important corridor and linkage areas within drainage courses.

Policy NR-4.4 (Cluster Development) encourages clustering of development footprints to avoid, preserve, and reduce impacts to natural lands that may contain wildlife corridors. Policy NR-1.2 (New Development) requires that the siting and design of new development be compatible with adjacent open space resources potentially containing important corridor and linkage areas, and further promotes the incorporation of buffers into project designs to help reduce potential adverse indirect impacts from runoff and other anthropogenic-related disturbances. Policy NR-4.11 (Creeks and Natural Resources) includes goals for the long-term maintenance and management of areas potentially supporting corridors and linkages, including creek cleanup activities, erosion, and urban runoff control, and weeding of nonnative plants.

For projects proposed under the AHO and which would be approved ministerially, the set of objective development standards listed in Section III. Project Description would protect the movement of native resident or migratory fish or established native resident or migratory wildlife corridors or linkages by specifying appropriate buffers required to avoid sensitive habitats that could be used as corridors. Additionally, all projects proposed on the housing opportunity sites would be subject to City policies and regulations (Municipal Code, General Plan policies, and adopted objective standards). These City policies and regulations would prevent impacts to wildlife movement and corridors. Additionally, due to its location 0.6 miles west of the Liberty Canyon Wildlife Corridor, impacts from development of Site H are expected to be less than significant. In summary, impacts from projects with a ministerial approval process would be less than significant.

None of the sites that could be developed with a ministerial approval or discretionary approval process are near the closest wildlife corridor (Liberty Canyon Wildlife Corridor). Therefore, similar to the findings of the General Plan EIR 2010, potential impacts to wildlife movement and established wildlife corridors are less than significant

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions of the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would impact wildlife corridors.



Comparison of Significance to the General Plan EIR 2010

None of the housing opportunity sites are located near enough to a wildlife corridor to potentially have an impact. Therefore, similar to the General Plan EIR 2010 findings, the GPU would not result in significant impacts to migratory wildlife corridors and impacts that are less than significant,

Mitigation Measures:

None required.

Impact C-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that while construction activities associated with future development could conflict with the City's Oak Tree Preservation Guidelines and Ordinance, all development projects with the potential to impact qualifying oak trees would be required to obtain an oak tree permit prior to construction and that the City's Oak Tree Preservation Guidelines and Ordinance include measures for oak tree relocation and replacement to ensure that impacts are minimized and there is no net loss of the resource. As such, impacts to oak trees would be less than significant.

The General Plan EIR 2010 determined that construction could result in direct and indirect impacts to areas within SEAs that are shown on the City's Zoning Map, and that removal of habitat within any of these areas and/or siting of development adjacent to these areas could be considered significant depending on the size, quality, types of resources present, and overall functions and values of the areas. However, implementation of the Municipal Code, which specifies the contents of the biological report requirements in the SEAs, and outlines findings that must be made to approve a project, which include ensuring compatibility with biological resources and wildlife corridors would reduce impacts to less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The GPU plans for development of residential land uses on Sites A-T, sites that are currently undeveloped and vacant or currently developed with commercial uses. Sites G, J, K, L, N, O, P, Q and T are developed with commercial uses and ornamental trees. Development on Sites A, B, C, E, I, S, D, F, H, M, and R would occur on currently vacant sites. These sites are comprised of mostly open space and are dominated by non-native annual grassland interspersed with some native species, such as coast live oak, valley oak, scrub oak and elderberry.



Similar to the General Plan 2010 EIR findings, development projects on sites with oak trees, including Sites A, B, C, E, I, S, D, F, H, L, M, O, P, Q and R, would be required to prepare an oak tree report as part of development application submittal, and obtain an oak tree permit prior to construction, consistent with the City's Oak Tree Preservation Guidelines and Ordinance. The Guidelines and Ordinance include measures for oak tree relocation and replacement to ensure that impacts are minimized and there is no net loss of the resource. Therefore, GPU impacts would be less than significant, as discretionary development projects affecting oak trees would need to comply with relevant General Plan goals and policies, and Municipal Code requirements listed above. For projects proposed under the AHO and which would be approved ministerially, the City has developed a set of objective design and development standards that would be adopted as part of the Zoning Code amendments implementing the General Plan. These objective standards would protect oak trees by specifying minimum replacement standards for oak tree removal and/or encroachment on root zones or canopies. Further, the objective standards would prohibit the number of oak trees that could be removed. Lastly, all projects proposed on the housing opportunity sites would be subject to City policies (Municipal Code, General Plan policies, and adopted objective standards), these City policies would prevent impacts to protected oak trees.

Policy NR-4.10 Tree Preservation would protect oak trees by calling for the City to continue to sustain its' oak trees, which are an integral part of the character of the City, and to continue to plant and maintain these trees in a manner that will allow them to mature and thrive.

Additionally, Policy NR-4.2 Conserve Natural Resources would further protect oak trees by enforcing ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from oak trees to protect the natural resources of the land.

None of the housing sites are within the SEAs as shown on the City's Zoning Map. Therefore, impacts to SEAs would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would conflict with policies or ordinances protecting biological resources, such as the City Oak Tree Ordinance and Guidelines

Comparison of Significance to the General Plan EIR 2010

Therefore, similar to the General Plan EIR 2010 findings, the GPU would not result in impacts to tree preservation ordinances or other policies protecting biological resources and impacts would be less than significant.



Mitigation Measures:

None required.

Impact C-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the City. As such, the General Plan EIR 2010 found that there would be no impact to such plans.

GPU Impact**Housing Sites Development**

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Currently, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the City. Therefore, none of the potential housing under the GPU is within such plan areas, and there would be no impact to such plans.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

Currently, there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the City. Therefore, none of these updates or policies would conflict with the provisions of an adopted conservation plan as there are no Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans currently adopted within the City.



Comparison of Significance to the General Plan EIR 2010

Similar to the General Plan EIR 2010 findings, implementation of the GPU would not conflict with the provisions of an adopted conservation plan and no impacts would occur.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that cumulative impacts to biological resources are largely site-specific, as many of the resources are sedentary, fixed, or dependent upon specific attributes of a particular site or area. Any impacts pertaining to such resources would require additional studies and analyses at the project-specific level in order to fully comprehend the scope and breadth of the impact and its potential contribution at the cumulative level. The General Plan 2010 supports goals and policies for redevelopment and infill projects within existing developed land. As such, any resulting impacts to biological resources were anticipated to be minimal and not cumulatively considerable.

GPU Impact

Housing Sites Development

The geographic context for the cumulative impacts associated with population and housing is the City of Agoura Hills. For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The cumulative analysis includes buildout in the City under the General Plan. Development on all the opportunity sites, in conjunction with buildout under the General Plan, would be required to comply with existing Municipal Code regulations and General Plan policies. Projects subject to CEQA would be analyzed for impacts to biological resources, and requirements for mitigation measures, prior to approval. For projects proposed under the AHO and which would be approved ministerially, the set of objective development standards listed in Section III. Project Description would protect oak trees or require tree replacement, specify development buffers for wetlands, riparian, or other sensitive natural communities, require compliance with state and federal regulations pertaining to special status plant and wildlife species, and migratory and nesting birds and raptors. As all projects proposed on the housing opportunity sites would be subject to City policies and regulations (Municipal Code, General Plan policies, and adopted objective standards), no cumulative impacts would result.



Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a rezoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to biological resources. Accordingly, no cumulative impacts related to biological resources would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to biological resources.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of objective standards, goals, and policies within the General Plan Update, all impacts will be reduced to less-than significant levels. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

D. CULTURAL RESOURCES

1. INTRODUCTION

This section analyzes the potential environmental impacts on cultural resources (historic, archaeological, and Native American (tribal cultural resources)). This section was based on information in the *Cultural Resources Assessment for the Environmental Impact Report, General Plan Update 2035, Agoura Hills, Los Angeles County, California*, December 23, 2021 by Kleinfelder (Because this assessment contains confidential information related to archaeological resources, it is not included in this EIR). the City of Agoura Hills General Plan EIR 2010, City of Agoura Hills Municipal Code, Agoura Village Specific Plan, Ladyface Mountain Specific Plan, and City of Agoura Hills General Plan 2010. Correspondence related to required tribal consultation is located in Appendix F.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 found that development activities resulting from the General Plan 2010 have the potential to cause a substantial adverse change in the significance of an historical resource through demolition or alteration of a historical resource's physical characteristics that convey its historical significance and that this impact would be significant and unavoidable. The General Plan EIR 2010 determined that impacts to archaeological sites in the City would be less than significant, as the 2010 General Plan includes goals and policies providing for the management and protection of significant archaeological resources, including Policy HR-3.1 (Recognition of Resources) that requires that the potential for the presence of significant archaeological resources be considered prior to the development of a property, and Policy HR-3.2 (Protection of Resources) that requires that significant archaeological resources be preserved in-situ, as feasible, and when avoidance of impacts is not possible, data recovery mitigation is required for all significant resources. The General Plan EIR 2010 determined that impacts to disturbance of human remains would be less than significant, as the General Plan includes Policy HR-3.3 (Human Remains) that requires the identification and proper handling of human remains, consistent with relevant laws.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

i) Prehistoric and Archaeological Setting

The City of Agoura Hills lies within the archaeological Santa Barbara Subregion of the Southern Coastal Region. This area is also known as the Northern Bight. The earliest known archaeological sites found in the subregion are on the Channel Islands, a chain of eight islands located approximately 35 miles from Agoura Hills off the coast of Southern California. Arlington Springs Woman from Santa Rosa Island (one of the Channel Islands) is one of the earliest finds of human remains in North America. Her remains date to approximately 11,000 B.C. Daisy Cave on San Miguel Island (also a Channel Island) is another early site. The culture associated with these finds dating before 7000 B.C. for the Northern Bight are most often associated with the Paleo Coastal Tradition. The people of this complex are most often characterized as highly mobile hunters and gatherers. Artifacts associated with this complex are well formed large leaf-shaped projectile points, crescents, engraving tools, choppers, pebble hammerstones, and various types

of scrapers. What makes this complex differ from other early southern Californian complex-s, such as the San Dieguito or Western Pluvial Lakes Tradition, is its focus on near shore subsistence resources, such as shellfish, more than on land animals.

ii) Ethnographic Setting

At the time of Spanish contact in the late eighteenth century, the Hokan-speaking Chumash Indians occupied the area that is now Agoura Hills. The Chumash comprised a large and diverse population living in contiguous autonomous settlements along the California coast. Chumash villages could be found from Malibu Creek, in the southeast, to Estero Bay, in the north. By the time the Spanish arrived, the Chumash had evolved into a complex society. Chumash villages were relatively large, with some of them containing as many as one thousand people, although one or two hundred inhabitants were more typical. Interior villages may have contained populations varying from 15 to 250 people, much smaller than the coastal villages which contained as many as 1,000 inhabitants.

iii) Historic Setting

The Spanish colonization of California was achieved through a program of military-civilian-religious conquest. Under this system soldiers secured areas for settlement by suppressing Indian and foreign resistance and established fortified structures (presidios) from which the colony would be governed. Civilians established towns (pueblos) and stock-grazing operations (ranchos) that supported the settlement and provided products for export. The missionary component of the colonization strategy was led by Spanish priests, who were charged with converting Indians to Catholicism, introducing them to the benefits of Spanish culture, and disciplining them into a productive labor force. Ultimately, four presidios and 21 missions were established in Spanish California between 1769 and 1821. Spanish priest Juan Crespi described the Agoura Hills area as —a plain of considerable extent and much beauty, forested in all parts by live oaks with much pasture and water.

In 1822, after more than a decade of revolutionary struggle, Mexico achieved independence from Spain, and California became a distant outpost of the Mexican Republic. Under a law adopted by the Mexican congress in 1833, the mission lands were to be subdivided into land grants, or ranchos, to be sold to trustworthy citizens. Although wheat was cultivated and sheep and horses were raised, the rancho economy was based primarily on stock raising for the hide and tallow trade. Miguel Ortega received a land grant for the 17,760-acre El Rancho de Nuestra Senora La Reina de Las Virgenes, or Rancho Las Virgenes, a part of which is now Agoura Hills.

Beginning in the early 1840s, Mexico's hold on California was threatened by the steady overland migration of American settlers into the region. War between the U.S. and Mexico broke out in May 1846, and many decisive battles in this conflict took place in California. The United States eventually prevailed, and the American victory over Mexico was formalized in February 1848 with the Treaty of Guadalupe Hidalgo, under which the United States ceded from Mexico the present states of California, Nevada, Utah, New Mexico, Arizona, and parts of Wyoming and Colorado.

In January 1848, just a few days before the treaty was signed, James Marshall, an employee of John Sutter, discovered gold on the American River. Marshall's discovery triggered the gold rush, a massive influx of fortune-seekers into California which led to the creation of major cities and numerous smaller settlements. The sudden and enormous growth of California's population brought about by the gold rush resulted in a movement for statehood that culminated in the state constitutional convention at Monterey in 1849 and the establishment of California as a state in 1850.



In the late 1800s, the Las Virgenes Rancho was obtained by Pierre Agoure, who raised sheep and cows on the land. Improved irrigation during this period brought an expansion of agricultural activity in the Las Virgenes area as farmers planted orchards, vegetables, and wheat. By the 1920s, the former rancho lands had been subdivided. It was also during the 1920s that Paramount Studios bought a ranch near present-day Agoura Hills to capitalize on the area's ideal backdrops and settings for film productions. Soon after, the future Agoura Hills became known as —Picture City In 1928, the area was officially renamed Agoura, and despite ongoing water supply problems, the population grew steadily over the next few decades. The transformation of local highway 101 to the Ventura Freeway in 1956 and the formation of the Las Virgenes Municipal Water District in 1959 (which brought a reliable source of water) led to increased residential and commercial growth in the area, which continues to the present day.

iv) Archaeological and Historic Resources Records Search

Kleinfelder requested a cultural resource records search with the California Historical Resources Information System (CHRIS), housed at the South-Central Coast Information Center (SCCIC) within the California State University (CSU), Fullerton, California. The purpose of the search was to update the previous study completed in 2009 and to identify new recorded cultural resources and/or studies, if any, that have been completed within the 20 housing opportunity sites and a 0.25-mile buffer surrounding the housing opportunity sites. The assessment also included a review of the updated Governor's Office of Planning and Research (OPR) for compliance with Senate Bill (SB) 18 and Assembly Bill (AB) 52.

The CHRIS search through the SCCIC was requested on July 19, 2021 and results were received on September 3, 2021 (I.C. File #22682.8857). The results identified a total of 40 previous cultural resource studies completed within the 20 housing opportunity sites and 55 studies previously completed within the 0.25-mile buffer surrounding these sites. The record search also identified a total of two cultural resources previously recorded within the housing opportunity sites and 25 resources previously recorded within the 0.25-mile buffer surrounding the sites.

Housing Element Sites

Sites A, B, C, D, E, F, H, I, M, R and S are undeveloped. Sites G, J, and K are developed with commercial uses, including the Regency Theater Center, Roadside Lumber, and Whizin's Market Square. Sites O, P, and Q are developed with shopping center uses, including the Agoura Meadows Shopping Center, Twin Oaks Shopping Center, and Agoura City Mall Shopping Center. Sites L, N, and T are developed with commercial uses, including a plant nursery, a building/stone supply company, and two office/retail buildings.

v) Native American Outreach

The City of Agoura Hills previously requested a current Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC) as part of its requirements under SB 18 for consultation with California Native American Tribes for projects involving the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. The SB 18 was last updated on March 1, 2005. The City of Agoura Hills did not request and/or conduct an AB 52 consultation with the NAHC and California Native American Tribes in 2009, as AB 52 was not required. In 2014, AB 52 was updated and designated as a mandatory process and given a separate category of cultural resources under CEQA as "tribal cultural resources" which stipulates that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.



On July 27, 2021, the City of Agoura Hills received the SLF results from the NAHC. The SLF results included a consultation list of 12 tribes with traditional lands or cultural places located within the boundaries of the housing sites. The City mailed letters informing the listed Tribes of the General Plan Update on June 18, 2021 either by certified mail if a physical mailing address was known, or via e-mail if not. After receiving limited responses, the City followed up again with the 12 tribes in writing in the same manner on August 3, 2021. To date, the City has received a response from four of the 12 listed tribes. Of these, one tribe indicated it was not interested in further consultation, two tribes indicated they were only interested in projects involving ground disturbance (ground disturbance is not proposed as part of the GPU), and yet another did not request further consultation but provided written recommended mitigation measures in the event resources are encountered. The City conducted tribal consult via telephone on July 8, 2021 with one tribe, and the tribe provided the City with a recommendation for cultural resource studies to be prepared for future development projects. The written correspondence between the City and the tribes is included in Appendix F.

B. Regulatory Setting

1) Federal Regulations

Federal regulations for cultural resources are primarily governed by Section 106 of the National Register of Historic Places (NHPA) of 1966, which applies to actions taken by federal agencies. The goal of the Section 106 review process is to offer a measure of protection to sites that are determined eligible for listing on the NRHP. The criteria for determining NRHP eligibility are found in 36 Code of Federal Regulations (CFR) Part 60. Section 106 of the NHPA requires federal agencies to account for the effects of their undertakings on historic properties and affords the federal Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, —Protection of Historic Properties are found in 36 CFR Part 800. The NRHP criteria (contained in 36 CFR 60.4) are used to evaluate resources when complying with NHPA Section 106. Those criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and any of the following:

- a) Are associated with events that have made a significant contribution to the broad patterns of our history
 - b) Are associated with the lives of persons significant in our past
 - c) Embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction
 - d) Have yielded or may be likely to yield, information important to history or prehistory
- Archaeological site evaluation assesses the potential of each site to meet one or more of the criteria for NRHP eligibility based upon visual surface and subsurface evidence (if available) at each site location, information gathered during the literature and records searches, and the researcher's knowledge of and familiarity with the historic or prehistoric context associated with each site.

2) State Regulations

Under CEQA, public agencies must consider the effects of their actions on both historical resources and unique archaeological resources. Pursuant to Public Resources Code (PRC) Section 21084.1, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may



have a significant effect on the environment. Section 21083.2 requires agencies to determine whether proposed projects would have effects on unique archaeological resources.

“Historical resource” is a term with a defined statutory meaning (refer to PRC Section 21084.1 and CEQA Guidelines, Section 15064.5(a) and (b)). The term embraces any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR). The CRHR includes resources listed in or formally determined eligible for listing in the NRHP, as well as some California State Landmarks and Points of Historical Interest.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the CRHR and are presumed to be historical resource for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1 and California Code of Regulations, Title 14, Section 4850). Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the CRHR.

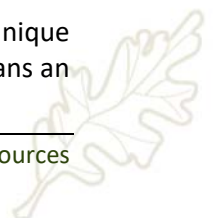
In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources (PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a)(3)). In general, an historical resource, under this approach, is defined as any object, building, structure, site, area, place, record, or manuscript that:

- a. Is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, or cultural annals of California; and
- b. Meets any of the following criteria:
 1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 2. Is associated with the lives of persons important in our past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history. (CEQA Guidelines, Section 15064.5(a)(3))

Archaeological resources can sometimes qualify as historical resources (CEQA Guidelines, Section 15064.5(c)(1)). In addition, PRC Section 5024 requires consultation with the Office of Historic Preservation when a project may impact historical resources located on state-owned land.

For historic structures, CEQA Guidelines Section 15064.5(b)(3) indicates that a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall mitigate impacts to a level of less than significant. Potential eligibility also rests upon the integrity of the resource. Integrity is defined as the retention of the resource’s physical identity that existed during its period of significance. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling, and association of the resource.

As noted above, CEQA also requires lead agencies to consider whether projects will impact “unique archaeological resources.” PRC Section 21083.2(g) states that unique archaeological resources means an



archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person. (Public Resources Code §21083.2(g))

Treatment options under Section 21083.2 include activities that preserve such resources in place in an undisturbed state. Other acceptable methods of mitigation under Section 21083.2 include excavation and curation or study in place without excavation and curation (if the study finds that the artifacts would not meet one or more of the criteria for defining a “unique archaeological resource”).

Advice on procedures to identify cultural resources, evaluate their importance, and estimate potential effects is given in several agency publications, such as the series produced by the Governor’s Office of Planning and Research (OPR). The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including but not limited to, museums, historical commissions, associations, and societies, be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains.

Section 7050.5(b) of the California Health and Safety code specifies protocol when human remains are discovered. The code states:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in section 5097.98 of the Public Resources Code.

CEQA Guidelines Section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the NAHC must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as timely identified by the NAHC. Section 15064.5 directs the lead agency (or project proponent), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.



a) Senate Bill 18

As of March 1, 2005, Senate Bill 18 (Government Code Sections 65352.3 and 65352.4) requires that, prior to the adoption or amendment of a general plan proposed on or after March 1, 2005, a city or county must consult with Native American tribes with respect to the possible preservation of, or the mitigation of impacts to, specified Native American places, features, and objects located within that jurisdiction.

b) Tribal Cultural Resources

The Native American Historic Resource Protection Act (Assembly Bill [“AB”] 52) took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources into CEQA. It requires tribal cultural resources to be analyzed like any other CEQA topic and establishes a consultation process for lead agencies and California Native American tribes. Projects that require a Notice of Preparation of an EIR or Notice of Intent to adopt a ND or MND are subject to AB 52. A significant impact on a tribal cultural resource is considered a significant environmental impact, requiring feasible mitigation measures.

Tribal cultural resources are defined as either of the following:

1. Sites, features, places, cultural landscapes (must be geographically defined), sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historic Resources or included in a local register of historical resources as set forth in PRC Section 21074(a)(1).
2. The lead agency, supported by substantial evidence, chooses to treat the resource as a tribal cultural resource as set forth in PRC Section 21074(a)(2)).

The first category requires that the tribal cultural resources qualify as a historical resource according to PRC Section 5024.1. The second category gives the lead agency discretion to qualify that resource granted that the lead agency supports its determination with substantial evidence and considers the resource’s significance to a California Native American tribe. The following is a brief outline of the process:¹

1. A California Native American tribe must first request in writing to be notified by lead agencies of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe.
2. Within 14 days of deciding to undertake a project or determining that a project application is complete, the lead agency must provide formal written notification to all tribes who have requested project notification.
3. A tribe must respond, in writing, within 30 days of receiving the notification if it wishes to request consultation.
4. The lead agency must initiate consultation within 30 days of receiving the request from the tribe.
5. Consultation concludes when both parties have agreed on measures to mitigate or avoid a significant effect to a tribal cultural resource; or a party, after a reasonable effort in good faith, decides that mutual agreement cannot be reached.

¹ PRC Sections 21080.3.1 – 21080.3.3.



6. Regardless of the outcome of consultation, the CEQA document must disclose significant impacts on tribal cultural resources and discuss feasible alternatives or mitigation that avoid or lessen the impact.

c) Codes Governing Human Remains

The disposition of human remains is governed by Section 7050.5 of the California Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code, and additionally falls within the jurisdiction of the Native American Heritage Commission (NAHC). If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. Section 15064.5 of CEQA also assigns special importance to human remains and specifies procedures to be used when Native American human remains are discovered. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

3) Local Policies and Regulations

a) Agoura Hills General Plan

Goals and policies pertaining to cultural and historic resources contained within the currently adopted General Plan are listed below. They would be retained in the GPU and are discussed in the analysis below.

Goal HR-1 City that Values its Historic Resources. The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policy HR-1.1 Appreciation and Protection of Historic Resources. Enhance community appreciation of the importance of the City's historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible.

Policy HR-1.2 Maintenance of Historic Resources. Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community.

Policy HR-1.3 Community Education. Utilize Agoura Hill's historic resources as opportunities to educate and engage the community in cultural and civic activities.

Goal HR-3 City that Recognizes its Prehistoric Resources. The protection of significant archaeological and paleontological resources in Agoura Hills.

Policy HR-3.1 Recognition of Resources. Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property.



Policy HR-3.2 Protection of Resources. Require that significant archaeological and paleontological resources be preserved in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives.

Policy HR-3.3 Human Remains. Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and the California Native Heritage Commission, as appropriate, and following relevant procedures.

Implementation Measure HR-7: For any project involving the demolition, relocation, or alteration of a structure, or a change to the structure's immediate setting, in which the structure is over 45 years old, and which potentially exhibits characteristics of an historic resource pursuant to CEQA Guidelines Section 15064.5, during the project review and entitlement process, the City shall require an assessment of the potential historic significance of the structure by a professional historic resource consultant as part of the application. If the resource is considered historical per CEQA, the assessment shall make recommendations for mitigating potential impacts to the structure, or identify requirements for the proper documentation per state or federal guidelines of any significant historic structure proposed for demolition, which shall be made conditions of project approval, as approved by the Director of Planning and Community Development.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Thresholds of Significance

Appendix G of the CEQA Guidelines provides screening questions that address cultural resources, which frame the impact assessment methodology used in this analysis. For purposes of this SEIR, implementation of the GPU may have a significant adverse impact on cultural resources if it would do any of the following:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5;
- b) Cause a substantial adverse change in significance of an archaeological resource pursuant to § 15064.5;
- c) Disturb any human remains, including those interred outside of formal cemeteries; or
- d) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is:
 - i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision



(c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

B. Project Impacts and Mitigation Measures

Impact D-1: Would the project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that development activities resulting from the General Plan 2010 have the potential to cause a substantial adverse change in the significance of a state- or federal eligible or designated historical resource through demolition or alteration of a historical resource's physical characteristics that convey its historical significance. Although the General Plan contains policies that encourage the appreciation and maintenance of historical resources, the policies would not reduce the impact to less than significant and the impact would be significant and unavoidable.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Current General Plan policies encourage the appreciation and maintenance of historical resources on a broader level. Specifically, Policy HR-1.1 (Appreciation and Protection of Historic Resources) encourages enhanced community appreciation for the importance of its historic sites and buildings and protection of those that are significant. Policy HR-1.2 (Maintenance of Historic Resources) seeks to maintain the physical quality of important and significant historic resources, particularly those elements contributing to the identity and role within the community.

Sites G, J, K, L, N, and T are developed with commercial buildings of various types and ages. Due to the nature of the project (it is unknown if and when any development might be proposed on these sites), it is unknown if any of the structures on the site are or would be eligible for state or federal listing. Therefore, because it cannot be determined with certainty that such resources exist, and because existing City policies do not explicitly prohibit demolition or alteration of historic-period buildings or structures, it is possible that development activities resulting from implementation of the proposed General Plan Update could cause a substantial adverse change in a historical resource that could possibly be identified in the future as being historically significant under state or federal criteria. The General Plan includes Implementation Measure HR-7, which would be required for proposed projects on the housing opportunity sites that are subject to CEQA, and which would address this potential significant impact on a project specific level. Implementation Measure HR-7 states the following:



For any project involving the demolition, relocation, or alteration of a structure, or a change to the structure's immediate setting, in which the structure is over 45 years old, and which potentially exhibits characteristics of an historic resource pursuant to CEQA Guidelines Section 15064.5, during the project review and entitlement process, the City shall require an assessment of the potential historic significance of the structure by a professional historic resource consultant as part of the application. If the resource is considered historical per CEQA, the assessment shall make recommendations for mitigating potential impacts to the structure, or identify requirements for the proper documentation per state or federal guidelines of any significant historic structure proposed for demolition, which shall be made conditions of project approval, as approved by the Director of Planning and Community Development.

Additionally, as part of this General Plan Update, Section III. Project Description lists a required objective standard for future residential development under the AHO, which would be eligible for "by-right," ministerial approval and would not be subject to project-level environmental evaluation under CEQA. This objective standard states that:

No historic resource eligible for the State Register of Historical Resources or the National Register of Historic Places will be removed, or its integrity affected to the extent that it is no longer eligible for listing, unless the resource has been adequately documented and treated pursuant to the requirements of the State Register of Historical Resources or the National Register of Historic Places and the Secretary of the Interior Standards for the Treatment of Historic Properties.

Application of this objective standard would ensure less than significant impacts to historic resources would result from updates to the Housing Element and Community Conservation and Development Element.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element includes include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would result in impacts related to historic resources. Updates to these goals and policies in the General Plan would further reduce risks associated with such conditions for future development in the City.

Comparison of Significance to the General Plan EIR 2010

Unlike the General Plan EIR 2010 findings, the GPU is impact to historic resources would be less than significant.



Impact D-2: Would the project cause a substantial adverse change in significance of an archaeological resource pursuant to § 15064.5 or disturb human remains?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the City includes some temporary prehistoric occupation sites and the City is considered to be highly sensitive for known and previously undocumented archaeological and Native American cultural resources. The General Plan EIR 2010 determined that impacts to archaeological sites in the City would be less than significant, as the General Plan includes goals and polices providing for the management and protection of significant archaeological resources, including Policy HR-3.1 (Recognition of Resources) that requires that the potential for the presence of significant archaeological resources be considered prior to the development of a property, and Policy HR-3.2 (Protection of Resources) that requires that significant archaeological resources be preserved in-situ, as feasible, and when avoidance of impacts is not possible, data recovery mitigation is required for all significant resources.

The General Plan EIR 2010 determined that impacts to disturbance of human remains would be less than significant, as the General Plan includes Policy HR-3.3 (Human Remains) that requires the identification and proper handling of human remains, consistent with relevant laws.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

A cultural resources assessment of each of the 20 housing sites was conducted for the General Plan Update. Based on these findings in this updated record search, a large percentage of the sites have never been subject to cultural resource investigation. Of the 40 reports that were completed within these 20 sites the most recent was completed in 2006, with a handful of archaeological testing and monitoring studies completed (most recently in 2014). The results on known resources indicate the area is sensitive for archaeological and tribal cultural resources.

In sum, Policy HR-3.1 (Recognition of Resources) that requires that the potential for the presence of significant archaeological resources be considered prior to the development of a property, Policy HR-3.2 (Protection of Resources) that requires that significant archaeological resources be preserved in-situ, as feasible, and when avoidance of impacts is not possible, data recovery mitigation is required for all significant resources, and Policy HR-3.3 (Human Remains), which requires the identification and proper handling of human remains, consistent with relevant laws, are acceptable to prevent impacts to archeological resources.



Additionally, as part of this General Plan Update, the incorporated objective standard for future residential development that includes affordable housing and would be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA, is as follows:

Based on the results of a Phase I cultural resource report, all significant cultural resources on a site will be either preserved in situ, or will be recovered in a data recovery plan as recommended by a professional archaeologist (Society for California Archaeology’s professional qualifications for Principal Investigator).

This Objective Standard would avoid impacts related to the discovery of human remains by requiring:

In compliance with state law, if human remains are unearthed, the project developer, pursuant to State Health and Safety Code Section 7050.5, will contact the County Coroner and ensure no further disturbance occurs until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner within 24 hours will notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element includes updates to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Policy HR-3.2 (Protection of Resources) in the Community Conservation and Development Element would be amended to remove the specific reference to the Chumash tribe as other there are several other Native American tribes that may have traditional lands or cultural places located within the boundaries of the 20 housing opportunity sites.

These policies do not propose any development that would result in impacts related to archaeological resources or the discovery of human remains. Updates to these goals and policies in the General Plan would further reduce risks associated with wildfire, geologic, flooding, and seismic hazards, as well as climate change, for future development in the City. Lastly, revisions to Policy HR-3.2 would protect resources by acknowledging that other Native American tribes in the area may have additional knowledge that would serve to protect any discovered resources.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the GPU’s impact to these resources would be less than significant.



Mitigation Measures:

None required.

Impact D-3: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

General Plan EIR 2010 Impact Conclusions

The Native American Historic Resource Protection Act (Assembly Bill [“AB”] 52) took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources into CEQA. The AB 52 was not enacted at the time of the General Plan 2010 EIR. Therefore, there was no analysis of tribal cultural resources in the General Plan EIR 2010.

GPU Impact**Housing Sites Development**

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

On July 27, 2021, the City of Agoura Hills received the Sacred Lands File (SLF) results from the NAHC. The SLF results included a consultation list of 12 tribes with traditional lands or cultural places located within the boundaries of the 20 housing opportunity sites. The City mailed letters informing the listed Tribes of the City of Agoura Hills General Plan Update on June 18, 2021 and August 3, 2021. To date, the City has received a response from four of the 12 listed tribes who have an interest in participating in consultation regarding this project. A summary of the correspondence is provided under A. v). Native American Outreach in 2. Environmental Setting., and included as Appendix F. A cultural resources assessment, including record search, was conducted for the 20 housing opportunity sites in the Housing Element. Cultural resource studies completed prior to 2014 were not subject to Native American consultation under CEQA Assembly Bill (AB) 52. Based on the findings in this updated record search, and as noted above, a large percentage of the sites have never been subject to cultural resource investigation. Of the 40 reports that were completed within these 20 sites the most recent was completed in 2006, with a handful of



archaeological testing and monitoring studies completed (most recent in 2014). The results on known resources indicate the area is sensitive for archaeological and tribal cultural resources.

Policy HR-3.1 (Recognition of Resources) that requires that the potential for the presence of significant archaeological resources be considered prior to the development of a property, and Policy HR-3.2 (Protection of Resources) that requires that significant archaeological resources be preserved in-situ, as feasible, and when avoidance of impacts is not possible, data recovery mitigation is required for all significant resources, and Policy HR-3.3 (Human Remains), which requires the identification and proper handling of human remains, consistent with relevant laws, are acceptable to prevent impacts to archeological resources, as discussed further above.

Additionally, AB 52 requires that the City consult with appropriate tribes whenever a project subject to a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report under CEQA specifically address tribal cultural resources. Additional CEQA review and tribal consultation would be required for such projects. Therefore, the GPU would not result in a significant impact.

If the housing opportunity sites are developed under the AHO, with a by right and ministerial approval process, the objective standards in Section III. Project Description, summarized below, would apply and ensure less than significant impacts to tribal resources.

If Native American or tribal cultural resources exist on the site, the applicant will enter into a Cultural Resources Treatment Agreement with a local Native American Tribe traditionally and culturally affiliated with Agoura Hills that is acknowledged by the Native American Heritage Commission, which shall address the following: (1) treatment and disposition of cultural resources; (2) designation, responsibilities, and participation of professional Tribal monitors during grading, excavation and ground disturbing activities; (3) project grading and development scheduling; (4) terms of compensation for the Tribal monitors; (5) treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site; (6) Tribal monitor's authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and (7) the applicant's agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the Tribe for proper treatment and disposition; and the applicant's agreement that all Tribal sacred sites are to be avoided and preserved.

Because tribal consultation is required under AB 52, impacts to tribal cultural resources would be less than significant for housing projects on the opportunity sites that are not developed under the AHO. For sites developed under the AHO, the objective standards to which the projects must adhere would result in less than significant impacts.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a rezoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural



Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Policy HR-3.2 (Protection of Resources) in the Community Conservation and Development Element would be amended to remove the specific reference to the Chumash tribe as there are several other Native American tribes that may have traditional lands or cultural places located within the boundaries of the 20 housing opportunity sites, in addition to the Chumash.

These policies do not propose any development that would result in impacts related to archaeological resources or the discovery of human remains. Updates to these goals and policies in the General Plan would further reduce risks associated with wildfire, geologic, flooding, and seismic hazards, as well as climate change, for future development in the City. Lastly, revisions to Policy HR-3.2 would protect resources by acknowledging that other Native American tribes in the area may have additional knowledge that would serve to protect any discovered resources.

Comparison of Significance to the General Plan EIR 2010

As described above, the Native American Historic Resource Protection Act (Assembly Bill ["AB"] 52) took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources into CEQA. The AB 52 was not enacted at the time of the General Plan 2010 EIR. Therefore, there was no analysis of tribal cultural resources in the General Plan EIR 2010 and no comparison to previous significance conclusions can be made.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that urban development in the Los Angeles Basin and Ventura County has resulted in the demolition and alteration of innumerable significant historical resources, and it is reasonable to assume that present and future development activities will continue to result in impacts on significant cultural resources. However, the General Plan 2010 EIR determined that the incremental contribution to significant cumulative effects on cultural resource would not be cumulatively considerable as proposed City policies would encourage the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community, and would encourage preservation and protection of significant archaeological resources. Furthermore, as individual development applications that may affect a significant historical resource are submitted to the City, these projects will undergo separate environmental review which would require an assessment of the potential significance of the structure and recommendations for mitigation impacts if the structure is determined to be historically significant. Implementation of the proposed policies would substantially reduce impacts on significant cultural resource, and cumulative impacts are therefore considered less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program



for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

All development in the City would be required to comply with existing Municipal Code regulations, General Plan policies, and state laws regarding the discovery of human remains. Goals and policies of the General Plan would require new development and redevelopment to review site conditions related to cultural resources, including historic, cultural, and tribal cultural resources as part of the application approval process. For projects that are subject to further CEQA review, historic and cultural resource reports would be required as part of the CEQA process, which would ensure that historic and cultural resources impacts are considered prior to any project approvals. In the event of the discovery of unknown human remains, Section 7050.5 of the California Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code would ensure that human remains are handled appropriately. AB 52 is also required as part of the CEQA process. Compliance with AB 52 would require tribal consultation to ensure that tribal cultural resources are protected. All projects in the City subject to CEQA would be subject to existing Municipal Code regulations, General Plan policies, and state laws regarding the discovery of human remains. Therefore, there would be no cumulative impact from development on the housing opportunity sites for projects subject to CEQA.

Additionally, as part of this General Plan Update, objective standards are incorporated for future residential development under the AHO that would be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. The objective standards would avoid impacts to cultural resources by requiring preparation of project Phase I cultural resource reports, and that all significant cultural resources on a site will be either preserved in situ or will be recovered in a data recovery plan as recommended by a professional archaeologist (Society for California Archaeology’s professional qualifications for Principal Investigator). Another objective standard would avoid impacts related to the discovery of human remains. Therefore, development under the AHO on the housing opportunity sites would be subject to the Municipal Code, General Plan policies, and above-noted objective standards, and no cultural resource impacts would result. Therefore, there would be no cumulative impact from development on the housing opportunity sites pursuant to the AHO development standards.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Policy HR-3.2 (Protection of Resources) in the Community Conservation and Development Element would be amended to remove the specific reference to the Chumash tribe as there are several other Native American tribes that may have traditional lands or cultural places located within the boundaries of the 20 housing opportunity sites, in addition to the Chumash.



These policies do not propose any development that would result in impacts related to historic, cultural, or tribal cultural resources or the discovery of human remains. Updates to these goals and policies in the General Plan would further reduce risks associated with wildfire, geologic, flooding, and seismic hazards, as well as climate change, for future development in the City. Revisions to Policy HR-3.2 would protect resources by acknowledging that other Native American tribes in the area may have additional knowledge that would serve to protect any discovered resources. There would be no cumulative impact from updates to the General Plan elements as these policy changes do not propose physical improvements that would create an impact or are refinements to existing General Plan policies to reflect current conditions.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to cultural resources.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Although a potentially significant and unavoidable impact has been identified with respect to historical resources, there are no additional mitigation measures that could feasibly be implemented to further reduce this impact. Impacts to archaeological resources would be less than significant. With required AB 52 consultation and the implementation of objective standards, impacts related to tribal cultural resources would be less than significant.



IV. ENVIRONMENTAL IMPACT ANALYSIS

E. GEOLOGY AND SOILS

1. INTRODUCTION

This section of the SEIR analyzes the potential physical environmental impacts from the implementation of the General Plan Update as these impacts relate to seismic hazards, underlying soil characteristics, slope stability, erosion, and existing mineral resources. Geologic data used to prepare this section was taken from the City of Agoura Hills General Plan 2010, the California Geological Survey (CGS) (formerly known as the Division of Mines and Geology), and previous seismic related documentation prepared for the City of Agoura Hills. Paleontological resources data was taken from a search of paleontological resource records conducted by the Natural History Museum of Los Angeles County (NHMLA).

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that future development in accordance with the General Plan 2010 would be supported by sanitary sewer service and would not include the use of septic tanks. Therefore, the General Plan EIR 2010 found that no impacts related to septic tanks would occur.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not subject people or structures to substantial hazards from surface rupture of a known active fault, strong ground shaking, or seismic-related ground failure such as liquefaction. No Alquist-Priolo Earthquake Fault Zones have been designated in the City and the majority of the City is not at risk for liquefaction. In addition, new development would be required to adhere to the City's Municipal Code, the Uniform Building Code, and the California Building Code, which contain provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Furthermore, the General Plan 2010 included goals and policies that would help reduce seismic-related impacts on future developments that would be accommodated under the General Plan 2010. As such, the General Plan EIR 2010 found that potential impacts related to fault rupture, ground shaking, and seismic-related ground failure such as liquefaction would be less than significant.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not result in substantial soil erosion or loss of topsoil. All development within the City is required to implement best management practices (BMPs) to prevent erosion during construction and operation in accordance with the requirements and conditions of the California Building Code (CBC), National Pollutant Discharge Elimination System (NPDES) permit, and Municipal Code Article V, Chapter 5, Section 5509. Furthermore, the General Plan 2010 included goals and policies that would help reduce erosion-related impacts of future developments that would be accommodated under the General Plan 2010. As such, the General Plan EIR 2010 found that potential impacts related to erosion and loss of topsoil would be less than significant.

The General Plan EIR 2010 determined that future development that would be accommodated by the General Plan 2010 could be located on unstable geologic units or soil. The likelihood of significant lateral spreading or subsidence occurring in the City was determined by the General Plan EIR 2010 to be very minimal, however, areas northwest of the Thousand Oaks Boulevard/Kanan Road intersection in the northwest corner of the City, north of Thousand Oaks Boulevard between Kanan Road and Chesebro Canyon Road, including a substantial portion of Old Agoura, east of Chesebro Canyon Road, and southwest of the Agoura Road/Liberty Canyon Road intersection, have the greatest potential for seismically-induced slope stability problems. However, development resulting from the General Plan 2010 would be required

to comply with the CBC, which requires classification of the soil at development sites and provides standards for treatment programs of soil based on site and project-specific conditions. The City would require complete geotechnical investigations to identify such geologic conditions and determine the appropriate treatment of geologic units and soil, as well as design of structural foundations. Furthermore, the General Plan 2010 included goals and policies that would help reduce impacts related to underlying site geologic conditions of future developments that would be accommodated under the General Plan 2010. As such, the General Plan EIR 2010 found that potential impacts related to unstable soil would be less than significant.

The General Plan EIR 2010 determined that future development accommodated by the General Plan 2010 could be located on expansive soils. However, development resulting from the General Plan 2010 would be required to prepare a site- and project-specific foundation investigation and report for foundation type and design criteria appropriate for the underlying soil conditions. Recommendations and criteria contained in the reports would be required to comply with City, state, and federal requirements and the City's Building Code. Furthermore, the General Plan 2010 included goals and policies that would help reduce impacts related to underlying site soil conditions of future developments that would be accommodated under the General Plan 2010. As such, the General Plan EIR 2010 found that potential impacts related to expansive soils would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) Regional Topography

The City of Agoura Hills is located in the southwestern portion of the Transverse Ranges geomorphic province in Southern California. This province forms a major structural block of the Earth's crust between the San Gabriel and San Andreas faults on the northeast, and the Malibu Coast and Anacapa-Santa Monica faults on the south. Within this province, the City occupies part of a depression extending from the western Conejo Valley to the southwestern San Fernando Valley, known as the Conejo–Las Virgenes region. The region is characterized by connected valleys, low hills, and undulating terrain bounded on the south by the Santa Monica Mountains and on the north by Mountclef ridge, Conejo Ridge, and the Simi Hills. Most of the Transverse Ranges province is mountainous, including the San Gabriel and San Bernardino Mountains to the east, and the Santa Monica Mountains to the north and west. In addition to Agoura Hills, the region includes the cities of Thousand Oaks, Westlake Village, and Calabasas, and the unincorporated communities of Oak Park, Ventu Park, and Agoura.

Within the Transverse Ranges there are abundant compressional reverse and thrust normal faults, and curvilinear strike-slip faults that generally trend in an east/west direction. The foremost structural feature that has affected the geologic evolution of the province is the San Andreas Fault. This fault, located approximately 45 miles northeast of the City, has a northwest strike, located both to the north and south of the Transverse Ranges, but changes to a west-northwest strike within the Transverse Ranges, thus forming a bend in the fault. Many thrust normal faults break the ground surface south of the San Andreas Fault along the southern flank of the San Gabriel and Santa Monica Mountains. The thrust faults that break the surface south of the San Andreas Fault dip southward and merge with the broad buried fold and thrust belts that underlie the Los Angeles basin and the southern margin of the Transverse Ranges.



2) Local Topography and Geology

The topography of Agoura Hills is characterized by rolling hills that are gently to moderately inclined. Along watercourses that cross through the hills, steep slopes are often present. The principal topographic features of the City include Ladyface Mountain with an elevation of approximately 2,036 feet above mean sea level (msl), Strawberry Hill, Lindero Canyon, Medea Creek (Canyon), Liberty Canyon, Palo Comado Canyon, and several intervening hills and ridgelines ranging in elevation from 950 to 1,500 feet above msl. The undulating lowland areas of the City generally range from 800 to 1,000 feet in elevation and are drained toward the south primarily by Medea Creek and its tributaries. The southeastern corner of the City is drained by Liberty Canyon. Lake Lindero, the only body of water located in the City, is a man-made lake located in the western portion of the City.

The creation of Agoura Hills occurred during the Miocene Epoch (approximately 6 to 16 million years ago) when compressional tectonic forces folded thick layers of marine sediments into broad undersea ridges and troughs. Volcanic activity also occurred during this time period resulting in the formation of large volcanic units, including Ladyface Mountain and much of the western Santa Monica Mountains. About nine million years ago, tectonic movements uplifted large portions of the undulating sea terrain above sea level, and one million years ago during the Pleistocene Epoch another period of uplift began. These tectonic forces continue to remain active, as evidenced by the slow tilting of the basin containing the City of Agoura Hills, towards the south due to uplift along its northern flank.

Rock formations underlying the City and surrounding areas consist primarily of Miocene-age volcanic and marine-deposit sedimentary rocks. The “Conejo Volcanics” generally consist of hard basalt and andesite rocks. The Topanga, Calabasas, and Modelo Foundations consist of marine-deposit sedimentary rocks such as conglomerate, sandstone, siltstone, and shale.

3) Geologic Hazards

a) Surface Fault Rupture

Surface fault ruptures can be identified by the breakage of ground along the surface trace of a fault, which is caused by the intersection of the surface area of a fault ruptured in an earthquake with the Earth’s surface. Fault displacement occurs when material on one side of a fault moves relative to the material on the other side of the fault, potentially resulting in surface rupture. This can have particularly adverse consequences when buildings are located within the rupture zone. Surface displacement can range from a few inches to tens of feet during a rupture event.

The Alquist-Priolo Earthquake Fault Zoning Act regulates development near active faults to mitigate the hazard of surface fault ruptures. Recognizing that it is neither structurally nor economically feasible to design and build structures which can accommodate rapid fault displacement, the Act contains two requirements regarding development on or near active faults: (1) it prohibits the location of most structures for “human occupancy” across the trace of active faults; and (2) it establishes earthquake fault zones and requires geologic/seismic reports for all proposed developments within 1,000 feet of the zone. The earthquake fault zones are delineated and defined by the State Geologist and identify areas where potential surface rupture along a fault could prove hazardous. The State of California has not delineated any Alquist-Priolo Special Study Zones within the City; however, the counties of Los Angeles and Ventura



have both been identified by the California Geological Survey (CGS) as locations affected by Alquist-Priolo earthquake fault zones.¹

Fault rupture risk in the City is considered to be negligible, as there are no major active faults known to exist in the Conejo–Las Virgenes region. Six minor faults have been identified in the City, but all are considered inactive and would not result in fault rupture.

b) Faults

The Southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along both known and previously unknown active faults. Active faults are defined as faults that have caused soil and strata displacement within the Holocene period (the last 10,000 years). Potentially active faults are faults that have experienced movement in the Quaternary period (last two million years), but not during the Holocene period. Faults that have not experienced movement in the last two million years are generally considered inactive.

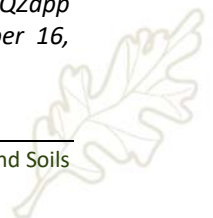
Active faults that could potentially cause ground-shaking in Agoura Hills are at a distance of seven miles or greater from the City, and include the San Andreas, Oak Ridge, Malibu Coast, San Cayetano, and the Simi-Santa Ana faults. In addition, the Thousand Oaks area contains segments of the potentially active Sycamore Canyon-Boney Mountain fault zone, which lies no closer than five miles from the City of Agoura Hills. The most likely earthquake generating faults in the geographic region are the San Andreas, San Jacinto, Elsinore-Whittier, and the Newport-Inglewood faults. **Table IV.E-1, Maximum Credible Earthquakes for Active Faults in the Region**, summarizes the seismic parameters of active faults in the region and **Figure IV.E-1, Regional Fault Map**, identifies the location of regional faults.

Table IV.E-1
Maximum Credible Earthquakes for Active Faults in the Region

Active Fault Name	Distance to Agoura Hills (miles)	Maximum Credible Earthquake (Richter Scale Magnitude)
Anacapa-Santa Monica	13	7.0
Elsinore-Whittier	48	7.5
Malibu Coast	7	7.5
Newport-Inglewood	27	7.0
Oak Ridge	17	7.0
San Andreas	45	8.0
San Cayetano	18	7.5
Simi-Santa Rosa	7	7.5

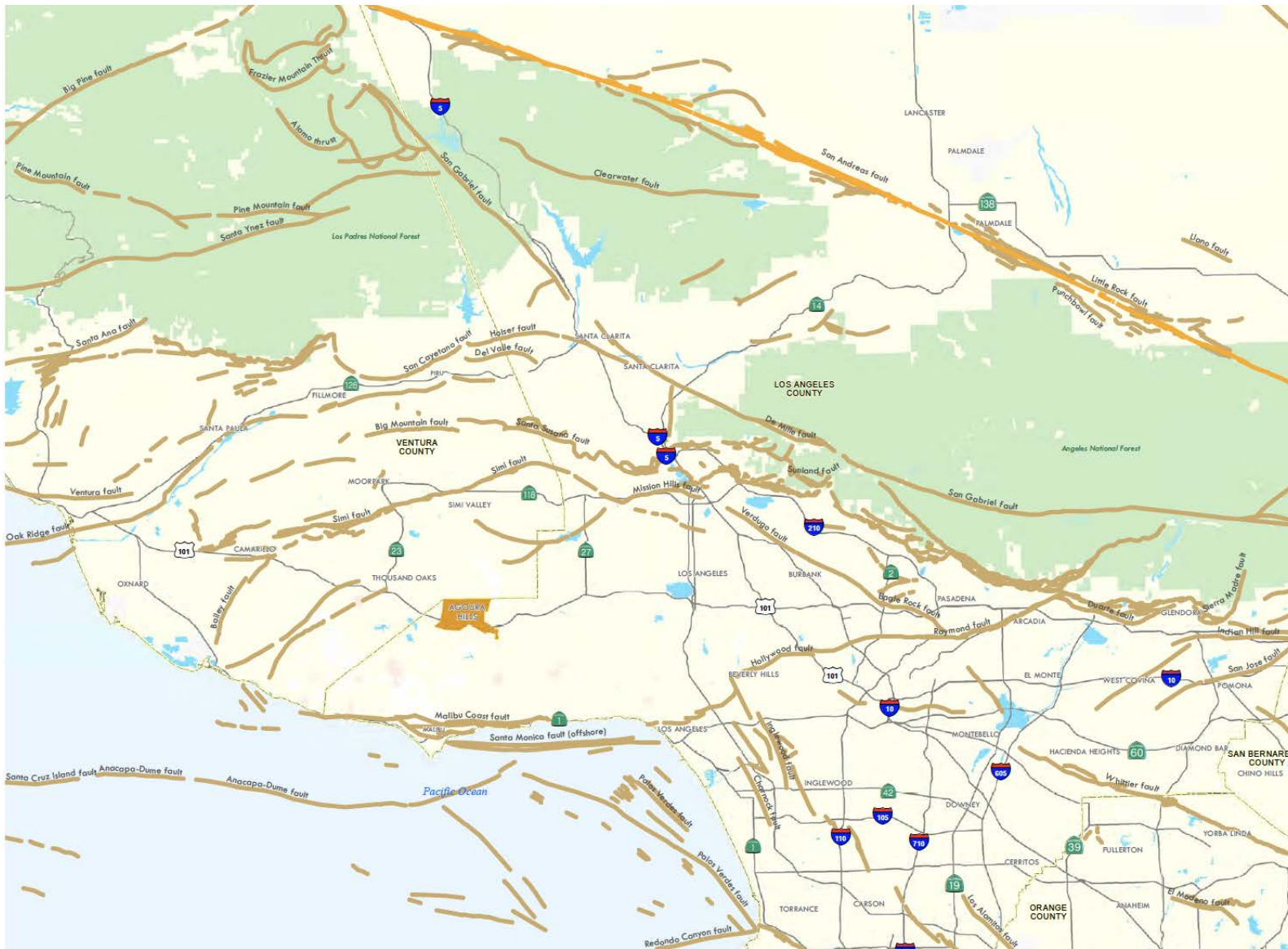
Sources: Agoura Hills. General Plan, Seismic Safety Element, 1993, Table SS-1; California Geological Survey, The Revised 2002 California Probabilistic Seismic Hazard Maps, June 2003, Appendix A: 2002 California Fault Parameters, A Faults and B Faults.

¹ Department of Conservation, California Geological Survey, Earthquake Zones of Required Investigation, EQZapp Interactive map, available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed December 16, 2021.



CITY of AGOURA HILLS General Plan Update

Regional Fault Map



Legend

- Fault Lines
- San Andreas fault
- City of Agoura Hills
- County Boundary
- Lake or Reservoir
- Interstate or Highway



Source: California Dept. Mines & Geology, 1982.

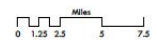


Figure IV.E-1

4) *Seismicity*

a) *Earthquake Magnitude*

Earthquake magnitude is a quantitative measure of the strength of an earthquake or the strain energy released by it, as determined by seismographic or geologic observations. It does not vary with distance or the underlying earth material. This differs from earthquake intensity, which is a qualitative measure of the effects a given earthquake has on people, structures, loose objects, and the ground at a specific location. Intensity generally increases with increasing magnitude and in areas underlain by unconsolidated materials, and decreases with distance from the epicenter.

Several magnitude scales have been developed to measure the strength of an earthquake. The most commonly used scale is the moment magnitude (M_w) scale. Moment magnitude is related to the physical size of a fault rupture and the movement or displacement across the fault, offering a more uniform measure of the strength of an earthquake. Another measure of earthquake size is seismic moment. The seismic moment determines the energy that can be radiated by an earthquake. The moment magnitude of an earthquake is defined relative to the seismic moment for that event.

Earthquake intensity in a given locality is typically measured using the Modified Mercalli Intensity Scale with values of this scale ranging from I to XII. The most commonly used adaptation covers the range of intensities from the conditions of a value of I that is defined as not felt except by very few, favorably situated, to XII that is defined as damage total, lines of sight disturbed, and objects thrown into the air. While an earthquake has only one magnitude, it can have many intensities that typically decrease with distance from the epicenter. **Table IV.E-2, Modified Mercalli Intensity Scale**, provides additional information on the Modified Mercalli Intensity Scale.

Table IV.E-2
Modified Mercalli Intensity Scale

Richter Magnitude (M)	Modified Mercalli Intensity	Description
3	I	Detected by only sensitive instruments
	II	Felt by a few people at rest
	III	Felt noticeably indoors, but not always recognized as a quake; vibration like a passing truck
4	IV	Felt indoors by many and outdoors by few
	V	Felt by most people. Some breakage of windows, dishes, and plaster
5	VI	Felt by all; falling plaster and chimneys; damage small
	VII	Damage to buildings varies; depends on quality of construction
6	VIII	Walls, monuments, chimneys fall; panel walls thrown out of frames
	IX	Buildings shift off foundations; foundations crack; ground cracks; underground pipes break
7	X	Most masonry and frame structures destroyed; ground cracks; landslides
8	XI	Ground fissures; pipes break; landslides; rails bent; new structures remain standing
	XII	Damage total; waves seen on ground surface; objects thrown into air

Sources: USGS, Earthquakes Hazards Program, The Modified Mercalli Intensity Scale, 2006.



b) Ground Shaking

The primary cause of structural damage from earthquakes is ground shaking. The intensity of ground motion expected at a particular site depends upon the magnitude of the earthquake, the distance from the site to the epicenter, and the geology of the area between the epicenter and the property. Greater movement can be expected at sites with soils consisting of poorly consolidated material, such as sand or sandy silt, at sites located in close proximity to the causative fault, or in response to an event of great magnitude.

c) Soil-Related Geologic Hazards**Liquefaction**

Liquefaction is the process in which loose granular soils deposited below the groundwater table temporarily lose strength and cohesion during strong ground shaking as a consequence of increased pore water pressure and reduced effective stress. The vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity. Potentially liquefiable soils (based on composition) must be saturated or nearly saturated to be susceptible to liquefaction.

Significant factors that affect liquefaction include water level, soil type, particle size and gradation, relative density, confining pressure, intensity of shaking, and duration of shaking. Liquefaction potential has been found to be the greatest where the groundwater level is shallow and submerged loose, fine sands occur within a depth of about 50 feet or less. Liquefaction potential decreases with increasing grain size and clay and gravel content, but increases as the ground acceleration and duration of shaking increase. Given the local bedrock geology and depth to groundwater within the City, the liquefaction potential is considered low. However, seasonable fluctuation in rainfall, and the effect of development, can cause the local water table to rise.²

The Seismic Hazards Zones map prepared by the California Department of Conservation in 2000 for the Thousand Oaks Quadrangle identifies an area within Agoura Hills that is subject to liquefaction in the eastern portion of the City, located immediately south of US-101 Freeway and partially included in the Agoura Village Specific Plan area.

Expansion Potential

Soils that volumetrically increase, or expand when exposed to water are considered expansive soils. These soils are typically very fine grained (i.e., clays) and can expand from small fractions to multiples of their volume, depending on their clay mineralogy. Such expansion can cause structural damage to foundations and roads without proper structural engineering. According to the Natural Resources Conservation Service, ungraded native soils in the lowland portions of the City exhibit the highest potential for shrinkage and swelling, while the northern uplands are rated moderate and the south uplands (Ladyface Mountain) have areas rated both low and moderate.

Subsidence

Subsidence is generally related to over pumping of groundwater or petroleum reserves from deep underground reservoirs. Subsidence is not related to any surface activity. As a result of the generally

² City of Agoura Hills, *Master Environmental Assessment, July 1993, Page 11-7.*



limited groundwater resources contained in the relatively shallow alluvial basin, and the low probability of significant future oil production, the likelihood of significant subsidence occurring in the City is considered very minimal.³

Landslides and Slope Stability

Landslides are often associated with earthquakes, but there are other factors that can influence the occurrence of landslides. These factors include the slope, moisture content of the soil, and composition of the subsurface geology. For example, heavy rains or improper grading may trigger a landslide. Slope stability problems in Agoura Hills are often associated with the thin-bedded, clay-rich portions of the Topanga, Calabasas, and Modelo rock formations.

Slope stability is a major environmental concern in the developed hillside areas of the City. Several areas are prone to such stability problems, such as landslides, mudslides, slumping, and rockfalls. Development occurring within close proximity to these geologic conditions may endanger the public's safety. Landslides have occurred in the mountainous portions of Agoura Hills, particularly in the higher elevations of Ladyface Mountain and two ridgelines in northwestern and northeastern Agoura Hills, respectively. According to the General Plan Community Safety Chapter, Geological and Seismic Hazards Section, areas with greatest potential for slope stability problems include:

- Northwest of the Thousand Oaks Boulevard/Kanan Road intersection in the northwest corner of the City
- North of Thousand Oaks Boulevard between Kanan Road and Chesebro Canyon Road, which includes a substantial portion of Old Agoura, and east of Chesebro Canyon Road
- Southwest of the Agoura Road/Liberty Canyon Road intersection

Landslides in the City have previously occurred in the mountainous portions of Agoura Hills, primarily in the higher elevations of Ladyface Mountain and two ridgelines in northwest and northeast Agoura Hills. Although landsliding can result from improper grading practices, no major structural damage has occurred in the City as a result of deep-seated-bedrock instability triggered by grading practices. Superficial slides, however, have occurred locally on graded cut-and-fill slopes in a few tract developments. One such problem area has been in Liberty Canyon, south of the Ventura Freeway. The majority of shallow-slope failures occur on the moderate-to-steep, soil-covered natural slopes.

Shallow slope failures, such as mudslides and slumping, have occurred in the City, especially where graded cut and fill slopes have been poorly constructed. Mudslides have the potential to occur with great suddenness and destructive force, thereby constituting a significant threat to life and property in hillside areas. Soil slumping is a slower process that can also potentially cause extensive structural damage, although it is not as life threatening as the other soil stability hazards. Rockfalls are generally associated with seismic groundshaking and are a potential hazard for developments located at the base of steep slopes which have fractured rock outcroppings. Such conditions may be locally present in the area of the Ladyface Mountain and in the Indian Hills area. Rockfall hazard is greatest during strong earthquakes.

Tsunamis, Inundation, and Seiche

The City of Agoura Hills is not located within a coastal area or near any other large water body; therefore, tsunamis (seismic sea waves) and seiches, associated with ocean surges and inland water bodies, are not expected to occur within the City. Lake Lindero is the only water body within the City boundaries that

³ City of Agoura Hills, *Master Environmental Assessment, July 1993, Page 3-5.*



could be affected by a seiche, however due to the size of the lake and the absence of any active faults crossing the City these hazards would not affect the City.

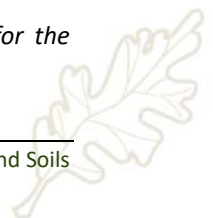
5) *Paleontological Resources*

A search of paleontological resource records for potential paleontological resources within the City was conducted by NHMLA on February 10, 2022. The results of the records search, presented in **Table IV.E-3, Paleontological Resources Identified Within and in the Vicinity of Agoura Hills**, found that two known fossil localities are located within the boundaries of the City and five known fossil localities are located in nearby jurisdictions within the same sedimentary deposits that occur within the City.⁴

**Table IV.E-3
Paleontological Resources Identified Within and in the Vicinity of Agoura Hills**

Locality Number	Location	Formation	Taxa	Depth
<i>Localities Within the City</i>				
LACM IP 16927	Hill above Renee Drive [Agoura Hills]	Conejo Volcanic (sedimentary boulders within volcanic breccias)	Invertebrates (unspecified)	Surface
LACM IP 16931	East side of Liberty Canyon on Jim Bowie Road [Agoura Hills]	Calabasas Formation	Invertebrates (pteropods)	Unknown
<i>Localities Near the City</i>				
LACM VP 6348-6349	Calabasas Landfill (off 101 Freeway 0.5-mile north of Liberty Canyon) [Calabasas]	Modelo Formation (dark grey siltstone shale)	Mako shark (Isurus), extinct body fish (Thyrsoctes)	Unknown (found during grading at landfill)
LACM VP 3213	South of Ventura Freeway along South Westlake Boulevard [Thousand Oaks]	Unknown formation (Pleistocene alluvial sediments)	Ground sloth (Paramylodon) and other vertebrates	Unknown
LACM VP 7660	The Lakes at Thousand Oaks, southwest corner of East Thousand Oaks Boulevard and South Conejo School Road [Thousand Oaks]	Unknown formation (surface float)	Mastodon (Mammut americanum)	Surface (stream bed)
LACM VP 5658	Prado de Los Flores [Calabasas]	Modelo Formation	Baleen whale (Mysticeti)	Unknown
LACM VP 1142	Lake Sherwood cave south of Lake Sherwood – unincorporated community south of Thousand Oaks]	Unknown formation (late Pleistocene)	Vertebrates (unidentified)	Surface (embedded in cave sediments)
LACM IP 16932	West side of Las Virgenes Road on west side of Las Virgenes Canyon near what is	Calabasas Formation	Invertebrates (unspecified)	Unknown

⁴ *Natural History Museum of Los Angeles County, Research & Collections, Paleontological Resources for the Agoura Hills General Plan Update EIR Project, February 10, 2022.*



	now Peacock Ridge Road [Calabasas]			
<i>Source: Natural History Museum of Los Angeles County, Research & Collections, Paleontological Resources for the Agoura Hills General Plan Update EIR Project, February 10, 2022.</i>				

6) Housing Element Housing Opportunity Sites

No Alquist-Priolo Earthquake Fault Zones are designated in the City; therefore, housing locations in the GPU are not within Alquist-Priolo Earthquake Fault Zones. The nearest active faults to the development sites are the Malibu Coast and Simi-Santa Rosa Faults. As with all areas of the City and region, the housing sites would be susceptible to strong ground shaking as a result of rupture of a number of local and regional faults. Sites D, E, F, H, J, M, N, O, Q, T, P are located outside of liquefaction and landslide hazard zones; however, Sites C, G, I, K, L, R, S are located within potential liquefaction hazard zones, and Sites A and B are located within potential landslide hazard zones.⁵

According to the Natural Resource Conservation Service, based on soil surveys of California:⁶

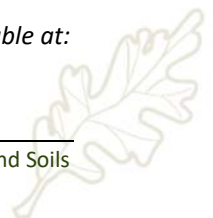
- Sites A and B overlie a mix of Soil Type 437 (Urban land-Cropley, fill complex), Soil Type 170 (Cotharin clay loam), and Soil Type 202 (Fluvaquents-Riverwash complex), which have an erosion runoff potential ranging from negligible to very high;
- Sites E, G, H, J, K, L, M, N, O, P, Q, R, and T overlie Soil Type 437 (Urban land-Cropley, fill complex), which has an erosion runoff potential of medium;
- Sites C, I, and S overlie Soil Type 330 (Linne-Los Asos, warm-Calcic Haploxerepts association), which has an erosion runoff potential of high to very high;
- Site D overlies a mix of Soil Type 437 (Urban land-Cropley, fill complex) and Soil Type 452 (Urban land-Sapwi, landscaped-Kawenga, landscaped complex), which have an erosion runoff potential ranging from medium to high; and
- Site F overlies Soil Type 452 (Urban land-Sapwi, landscaped-Kawenga, landscaped complex), which has an erosion runoff potential of high.

According to the Community Safety Element, because of the generally limited groundwater resources contained in the relatively shallow alluvial basin, and because of the low probability of significant future oil production, the likelihood of significant subsidence occurring in the City is considered very minimal. In addition, according to the Agoura Hills Master Environmental Assessment Database, all of the development sites are located in areas of high expansion potential with the exception of Site H which has a moderate expansion potential.

None of the known fossil localities identified within or near the City are located within the boundaries of any of the housing opportunity sites.

⁵ California Geological Survey, *Earthquake Zones of Required Investigation, EQZapp Interactive map*, available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed December 16, 2021.

⁶ United States Department of Agriculture, Natural Resource Conservation Service, *Web Soil Survey*, available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed December 16, 2021.



B. Regulatory Setting

1) Federal

a) Executive Order 12699

Executive Order 12699, “Seismic Safety of Federal and Federally Assisted or Regulated New Building Construction,” was signed by President George H. W. Bush on January 5, 1990 to further the goals of Public Law 95-124, the Earthquake Hazards Reduction Act of 1977, as amended. The Executive Order applies to new construction of buildings owned, leased, constructed, assisted, or regulated by the federal government. Guidelines and procedures for implementing the order were prepared in 1992 by the federal Interagency Committee on Seismic Safety in Construction. The guidelines establish minimum acceptable seismic safety standards, provide evaluation procedures for determining the adequacy of local building codes, and recommend implementation procedures. Each federal agency is independently responsible for ensuring appropriate seismic design and construction standards are applied to new construction under its jurisdiction.⁷

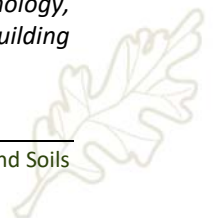
Under the original Executive Order 12699, the model code for the West Coast was the Uniform Building Code developed by the International Conference of Building Officials (ICBO). In 1994, the ICBO joined with other similar organizations in the Southeast and on the East Coast to form the International Code Council (ICC). In 2000, the ICC published the first International Building Code (IBC) based on the reassessment of earlier codes and the combined updated experience of ICC member organizations. The current 2021 IBC is the result of nearly 100 years of building code improvement and forms the basis of the California and Agoura Hills building codes (discussed below), which are successively more stringent than the codes in force at the time of the implementation of the original federal guidelines.

2) State

a) Alquist-Priolo Earthquake Fault Zoning Act

Surface rupture is the most easily avoided seismic hazard. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. In accordance with this act, the state geologist established regulatory zones, called “earthquake fault zones,” around the surface traces of active faults and published maps showing these zones. Buildings for human occupancy are not permitted to be constructed across the surface trace of active faults. Each earthquake fault zone extends approximately 200 to 500 feet on either side of the mapped fault trace, because many active faults are complex and consist of more than one branch. There is the potential for ground surface rupture along any of the branches. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault, and is not allowed within 50 feet of the trace of an active fault. The City of Agoura Hills is not in an Alquist-Priolo Earthquake Fault Zone. Therefore, the General Plan Update would not be subject to development limitations established by this Act.

⁷ U.S. Department of Commerce, Technology Administration, National Institute of Standards and Technology, *Guidelines and Procedures for Implementation of the Executive Order on Seismic Safety of New Building Construction, NISTIR 4852, 1992, pages 1 through 7.*



b) Seismic Hazard Mapping Act

The state regulations protecting the public from geo-seismic hazards, other than surface faulting, are contained in California Public Resources Code, Division 2, Chapter 7.8 (the Seismic Hazards Mapping Act), described here, and 2007 California Code of Regulations, Title 24, Part 2 (the California Building Code [CBC]), described below. Both of these regulations apply to public buildings, and a large percentage of private buildings, intended for human occupancy.

The Seismic Hazard Mapping Act was passed in 1990 following the Loma Prieta earthquake to reduce threats to public health and safety and to minimize property damage caused by earthquakes. The Act directs the California Geological Survey to identify and map areas prone to the earthquake hazards of liquefaction, earthquake-induced landslides, and amplified groundshaking. The Act requires site-specific geotechnical investigations to identify potential seismic hazards and formulate corrective measures prior to permitting most developments designed for human occupancy within the Zones of Required Investigation.

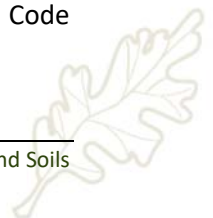
As of December 2021, 616 official seismic hazard zone quadrangle maps showing areas prone to liquefaction and landslides had been published in California. The City of Agoura Hills is split between the Seismic Hazard Maps for the Thousand Oaks Quadrangle, published in November 2000, and the Calabasas Quadrangle, published in February 1998. The maps identify an area within Agoura Hills that is subject to liquefaction in the eastern portion of the City, located immediately south of US-101 Freeway and partially included in the Agoura Village Specific Plan area. Future development in these areas would be subject to mitigation as defined in Public Resources Code Section 2693(c).

Section 2697 of the Seismic Hazards Mapping Act mandates that, prior to the approval of a project in a seismic hazard zone, the City require the preparation of a geotechnical report defining and delineating any seismic hazard. The report would be reviewed by the City's Planning Division and Building Division. After a report was approved, subsequent geotechnical reports would not be required, provided that new geologic information warranting further investigation was not recorded and that the recommendations of the report are incorporated in the building design. The City is required to submit one copy of the approved geotechnical report to the State Geologist. If the City approves a project that is not in accordance with the policies and criteria of the Seismic Hazards Mapping Act, the City is required to explain the reasons for the differences in writing to the State Geologist within 30 days of the project's approval. The site-specific geotechnical investigation often refines the state's areawide interpretations. If the new documentation supports the site-specific interpretation, the State Geologist files the report as an amendment to the Seismic Hazard Evaluation for the appropriate USGS topographic quadrangle map.

c) California Building Code

Until January 1, 2008, the California Building Code (CBC) was based on the then-current Uniform Building Code and contained Additions, Amendments and Repeals specific to building conditions and structural requirements in the state of California. The 2019 CBC, effective January 1, 2020, is based on the current (2018) International Building Code (IBC) and contains more stringent enhancements specific to California. Each jurisdiction in the state may adopt its own building code based on the 2019 CBC. Local codes are permitted to be more stringent than Title 24, but, at a minimum, are required to meet all state standards and enforce the regulations of the 2019 CBC beginning January 1, 2020.

Agoura Hills adopted the 2019 CBC as the basis for its Building Code (Municipal Code Chapter 2, Section 8200) through Ordinance No. 19-445, on December 11, 2019. The full 2019 Agoura Hills Building Code



(AHBC) consists of the 2018 IBC, as amended by the 2019 CBC, and as further modified by Agoura Hills amendments designed to be used in conjunction with the 2019 CBC.

3) Regional

a) Las Virgenes-Malibu Council of Governments – Multi-Jurisdictional Hazards Mitigation Plan

Local jurisdictions are required to adopt a state-approved Multi-Hazard Mitigation Plan per the federal Disaster Mitigation Act of 2000 (Public Law 106-390). Pursuant to this requirement, five cities (Agoura Hills, Calabasas, Hidden Hills, Westlake, and Malibu) prepared the Las Virgenes-Malibu Council of Governments (LVMCOG) Multi-Jurisdictional Hazards Mitigation Plan (MJHMP), most recently updated in 2018. The MJHMP includes a Mitigation Strategy Action Plan which contains resources and information to assist residents, public and private sector organizations, and others interested in participating in planning for hazards. The Mitigation Strategy Action Plan provides a list of regional and local activities designed to assist the LVMCOG to reduce risk and prevent losses from future hazard events. The strategies address multi-hazard issues, as well as hazard specific activities for earthquakes, fires, flooding, landslide, windstorms, and terrorism.⁸

4) Local

a) Agoura Hills Municipal Code

Article VIII, Chapter 2, Building Regulations

This Article provides for general design and construction practices within the City of Agoura Hills.

b) Agoura Hills General Plan

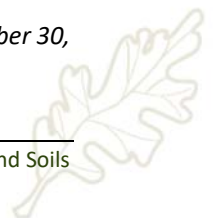
Goals and policies pertaining to geology/soils and paleontological resources contained within the currently adopted General Plan are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to geology/soils and paleontological resources are presented in Chapter III, Project Description, and discussed in the analysis below.

Goal LU-3 City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policy LU-3.2 Hillside. Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas.

Goal LU-23 Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while

⁸ *Las Virgenes-Malibu Council of Governments, Multi-Jurisdictional Hazard Mitigation Action Plan, September 30, 2018, page 1-6.*



providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policy LU-23.3 Development Clustering and Location. Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation.

Goal LU-31 Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area's slopes and natural topography.

Policy LU-31.4 Clustering of Housing Units. Require that buildings be clustered to minimize grading and modifications of the natural topography.

Goal U-2 Wastewater System. A wastewater collection and treatment system that supports existing and planned development and minimizes adverse effects to water quality.

Policy U-2.2 Old Agoura Area. Explore the potential for extending sewer lines into the Old Agoura area with the Las Virgenes Municipal Water District (LVMWD), Los Angeles County Department of Public Works, and Old Agoura Homeowners Association.

Policy U-2.6 Septic Tanks. Educate septic tank owners about the proper use and maintenance of septic systems to prevent spills and other hazards.

Goal NR-1 Open Space System. Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

Policy NR-1.3 Slope Preservation. Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff.

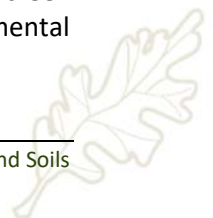
Goal NR-2 Visual Resources. Preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation, and tourism.

Policy NR-2.1 Maintenance of Natural Topography. Require development to be located and designed to maintain the visual quality of hills, ridgelines, canyons, significant rock outcroppings, and open space areas surrounding the City and locate and design buildings to minimize alteration of natural topography.

Policy NR-2.3 Protect Ridgelines. Maintain the community's primary and secondary ridgelines.

Goal NR-4 Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Policy NR-4.2 Conserve Natural Resources. Continue to enforce the ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental



resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land.

Goal NR-8 **Mineral Resources.** Protection of access to and availability of mineral resources, while maintaining protection of the surrounding environment.

Policy NR-8.1 **Mineral Resource Zones.** Protect access to and availability of lands designated MRZ, as mapped by the California Geological Survey, for potential further mining, and regulate any such activities consistent with the Surface Mining and Reclamation Act, mineral land classification information, and the California Environmental Quality Act.

Goal S-2 **Protection from Geologic Hazards.** Minimized adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards.

Policy S-2.1 **Review Safety Standards.** Regularly review and enforce all seismic and geologic safety standards, including the City's Building Code, and require the use of best management practices (BMPs) in site design and building construction methods.

Policy S-2.2 **Geotechnical Investigations.** Require geotechnical investigations to determine the potential for ground rupture, groundshaking, and liquefaction due to seismic events, as well as expansive soils and subsidence problems on sites, including steep slopes, where these hazards are potentially present.

Policy S-2.3 **Retrofit Critical Facilities.** Encourage the upgrade, retrofitting, and/or relocation of all existing critical facilities (e.g., schools, police stations, fire stations, and medical facilities) and other important public facilities that do not meet current building code standards and are within areas susceptible to seismic or geologic hazards.

Policy S-2.4 **Funding Programs.** Pursue federal and state programs to provide additional protection against seismic activity.

Goal HR-3 **City That Recognizes its Prehistoric Resources.** The protection of significant archaeological and paleontological resources in Agoura Hills.

Policy HR-3.1 **Recognition of Resources.** Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property.

Policy HR-3.2 **Protection of Resources.** Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives.



3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds addressing impacts related to geology and soils, including paleontological resources. Specifically, the Guidelines state that the proposed project may have an adverse significant geology and soils impact if it would:

- a) Directly or indirectly cause 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 issues 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),
 - ii. Strong seismic ground shaking,
 - iii. Seismic-related ground failure, including liquefaction, or
 - iv. Landslides;
- b) Result in substantial soil erosion or the loss of topsoil;
- 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 soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;
- 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 water; or
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

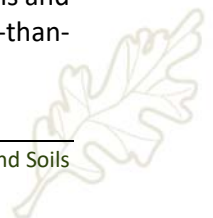
B. Project Impacts and Mitigation Measures

Impact E-1: Would the project directly or indirectly cause 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 issues 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);*
- ii. Strong seismic ground shaking;*
- iii. Seismic-related ground failure, including liquefaction; or*
- iv. Landslides?*

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving fault rupture, strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, typical of the region, compliance with applicable state and City regulations, and the General Plan Update goals and policies would reduce the potential impacts of fault rupture and associated ground failures to less-than-significant levels in the City.



GPU Impact

Housing Sites Development

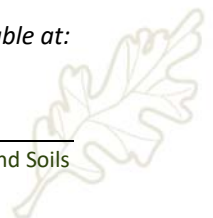
Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

No Alquist-Priolo Earthquake Fault Zones are designated in the City; therefore, Sites A-T are not located in Alquist-Priolo Earthquake Fault Zones and future development would not cause adverse effects related to fault rupture. In addition, Sites D, E, F, H, J, M, N, O, Q, T, and P are located outside of liquefaction and landslide hazard zones; accordingly, no impacts related to liquefaction or landslides would occur as a result of future development on these Sites. However, the City is located in a seismically active region and strong seismic ground shaking as a result of earthquakes along several local and regional faults is likely to occur during the design life of existing and future development. In addition, Sites C, G, I, K, L, R, and S are located within potential liquefaction hazard zones, and Sites A and B are located within potential seismically-induced landslide hazard zones.⁹

The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation, including state and local policies requiring site-specific geotechnical evaluation and site- and project-specific recommendations for adequate site preparation and foundation design. Proper site selection and design through environmental evaluation would ensure that adverse effects from geotechnical hazards would be minimized to the extent required by federal, state, and local regulations. However, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts if it were to locate housing in locations susceptible to fault rupture, seismic ground shaking or failure, or landslides.

However, all future “by-right” development would be subject to the City’s development standards (see III. PROJECT DESCRIPTION) and application submittal requirements. Pursuant to these standards and requirements, a geotechnical report prepared by a licensed engineering geologist or geotechnical engineer pursuant to the Los Angeles County Public Works Department Manual for the Preparation of Geotechnical Reports standards shall be submitted. At a minimum, the report shall address the potential for ground rupture, groundshaking, landslides, and liquefaction due to seismic events, as well as erosion, expansive soils, and subsidence problems on sites, including steep slopes, except where the Building Official determines such hazards are not present, and include recommendations for the construction of foundations, grading, sewage disposal, and drainage. All report recommendations shall be made part of the project and reflected in the project plans submitted as part of the application for a planning permit

⁹ California Geological Survey, *Earthquake Zones of Required Investigation, EQZapp Interactive map*, available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed December 16, 2021.



and for a building permit. Furthermore, General Plan Goal S-2, Protection from Geologic Hazards; Policy S-2.1, Review Safety Standards; Policy S-2.2, Geotechnical Investigations; Policy S-2.3, Retrofit Critical Facilities; and Policy S-2.4, Funding Programs would continue to minimize adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards in the City. In addition, proposed revisions to General Plan Policy S-2.2, Geotechnical Investigations, would further reduce potential impacts related to landslides.

As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, landslides, liquefaction, and ground shaking.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No adverse geologic effects would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would be subject to fault rupture, strong seismic shaking, seismic-related ground failure such as liquefaction, or landslide. Furthermore, updates to the Community Safety Element would further reduce risks associated with such conditions for future development in the City. In particular, proposed revisions to General Plan Policy S-2.2, Geotechnical Investigations, would further reduce potential impacts related to landslides.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant impacts related to fault rupture, ground shaking, ground failure such as liquefaction, or landslides, and impacts would be less than significant.

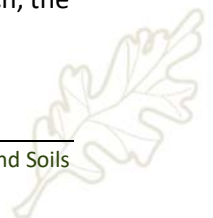
Mitigation Measures:

None required.

Impact E-2: Would the project result in substantial soil erosion or the loss of topsoil?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not result in substantial soil erosion and the loss of topsoil, as future development in the City would be required to comply with applicable state and City regulations and General Plan Update goals and policies. As such, the General Plan EIR 2010 found that impacts related to erosion would be less than significant.



GPU Impact

Housing Sites Development

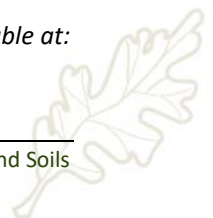
Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map. These revisions would accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Soil erosion has largely been reduced throughout most of the City due to soil coverage by various land uses and the construction of flood control facilities. However, the undeveloped hillside and mountainous areas of the City could experience substantial erosion from runoff if the vegetation cover is destroyed by brushfire or removed by grading operations. As previously discussed, according to the Natural Resource Conservation Service, based on soil surveys of California,¹⁰ Sites A-T overlay soil types with erosion potentials ranging from negligible to very high. Development and redevelopment on all of the identified opportunity sites would require grading and excavation, which has the potential to create erosion as exposed soil comes in contact with water and wind.

The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, as specific development projects are proposed in the future, site- and project-specific technical reports would be prepared and separate environmental reviews would occur. However, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA.

However, all future development, including “by-right” development, would be subject to the erosion control requirements of the Regional Water Quality Control Board (RWQCB)/State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) Construction General Permit/MS4 Permit. While new construction activities carried out as a result of the General Plan Update may slightly increase the potential for construction related soil erosion, consistent enforcement of CBC code requirements and NPDES permit conditions can be expected to minimize the polluting effects of erosion from construction sites, and ensure compliance with the RWQCB Water Quality Control Plan and its regulations. Standard best management practices regarding post-construction erosion and sediment control remains would also be implemented for all future development, including “by-right” development. Additionally, Municipal Code Article V Chapter 5 Section 5509 also requires sediment controls. Pursuant to the RWQCB/SWRCB General Permit requirements, applicants of future development, including “by-right” development, must prepare a Storm Water Pollution Prevention Plan (SWPPP) and a Standard Urban Stormwater Management Plan (SUSMP), if required by the RWQCB, and must incorporate Best Management Practices (BMPs) and Low Impact Development (LID) measures adopted in the Agoura Hills Municipal Code (Chapter 5 of Title V AHMC) and in the Los Angeles County LID Standards. Furthermore, “by-right” development would be subject to the City’s development standards (see III. PROJECT DESCRIPTION) and application submittal requirements. Pursuant to these standards and

¹⁰ *United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed December 16, 2021.*



requirements, future applicants of “by-right” development must prepare a drainage analysis and hydrology study that is prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, which includes addressing any drainage and hydrology constraints for the site. In addition, General Plan Goal LU-3, City of Open Spaces; Policy LU-3.2, Hillside; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; and Policy NR-4.2, Conserve Natural Resources, would continue to minimize and prevent erosion and siltation.

As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not result in substantial erosion or loss of topsoil.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No erosion would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would cause erosion.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to erosion or loss of topsoil.

Mitigation Measures:

None required.

Impact E-3: Would the project 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?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that implementation of the General Plan 2010 could result in development located on a geologic unit or soil that is unstable or would become unstable and potentially result in on- or off-site landslides, lateral spreading, subsidence, or collapse. However, adherence to the General Plan 2010 goals and policies and City, state, and federal regulations would result in a less-than-significant impact.

GPU Impact

Housing Sites Development



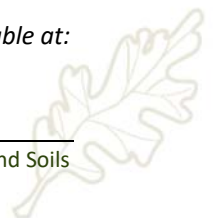
Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Subsidence is generally related to over pumping of groundwater or petroleum reserves from deep underground reservoirs. As previously discussed, because of the low probability of significant future oil production, the likelihood of significant lateral spreading or subsidence occurring in the City is considered very minimal. In addition, Sites D, E, F, H, J, M, N, O, Q, T, and P are located outside of liquefaction and landslide hazard zones; accordingly, no impacts related to liquefaction or landslides would occur as a result of future development on these sites. However, Sites A and B are located within potential seismically-induced landslide hazard zones.¹¹ Landslides are often associated with earthquakes, but there are other factors that can influence the occurrence of landslides. These factors include the slope, moisture content of the soil, and the composition of the subsurface geology. For example, heavy rains or improper grading may trigger a landslide. Slope stability problems in the City are often associated with the thin-bedded, clay-rich portions of the Topanga, Calabasas, and Modelo rock formations. Areas with greatest potential for slope stability problems include northwest of the Thousand Oaks Boulevard/Kanan Road intersection in the northwest corner of the City, north of Thousand Oaks Boulevard between Kanan Road and Chesebro Canyon Road, which includes a substantial portion of Old Agoura, east of Chesebro Canyon Road, and southwest of the Agoura Road/Liberty Canyon Road intersection. In addition, Sites C, G, I, K, L, R, and S are located within potential liquefaction hazard zones.¹² Lateral spreading occurs as a result of liquefaction. As such, liquefaction-prone areas could also be susceptible to lateral spreading.

However, the GPU is a tool to guide development in the City and no specific development is proposed under the project. Development resulting from the GPU, including “by-right” development that would not be required to be evaluated pursuant to CEQA, would be required to comply with the CBC regarding the minimum standards for structural design and site development. The CBC requires that “classification of the soil at each building site shall be determined when required by the building official,” and that “the classification shall be based on observation and any necessary test of the materials disclosed by borings or excavations.” The CBC provides standards, including, but not limited to, excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Thus, an acceptable degree of soil stability can be achieved for soil materials by the Building Code required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans to address site-specific soil conditions. The design of foundation support must conform to the analysis and implementation criteria described in the CBC. Furthermore, future “by-right” development would be subject to the City’s proposed standards (see III. PROJECT DESCRIPTION) and application submittal requirements. Pursuant to these standards and requirements, as part of the construction permitting

¹¹ California Geological Survey, *Earthquake Zones of Required Investigation, EQZapp Interactive map*, available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed December 16, 2021.

¹² California Geological Survey, *Earthquake Zones of Required Investigation, EQZapp Interactive map*, available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed December 16, 2021.



process, the City would require complete geotechnical investigation at specific construction sites to identify potentially unsuitable soil conditions. Specifically, a geotechnical report prepared by a licensed engineering geologist or geotechnical engineer pursuant to the Los Angeles County Public Works Department Manual for the Preparation of Geotechnical Reports standards shall be submitted. At a minimum, the report shall address the potential for ground rupture, groundshaking, landslides, and liquefaction due to seismic events, as well as erosion, expansive soils, and subsidence problems on sites, including steep slopes, except where the Building Official determines such hazards are not present, and include recommendations for the construction of foundations, grading, sewage disposal, and drainage. All report recommendations shall be made part of the project and reflected in the project plans submitted as part of the application for a planning permit and for a building permit. In addition, General Plan Goal S-2, Protection from Geologic Hazards; Policy S-2.1, Review Safety Standards; Policy S-2.2, Geotechnical Investigations; Policy S-2.3, Retrofit Critical Facilities; and Policy S-2.4, Funding Programs would continue to minimize adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards in the City. Proposed revisions to General Plan Policy S-2.2, Geotechnical Investigations, would further reduce potential impacts related to landslides.

As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse as a result of future development on unstable soil.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts related to unstable geologic units or soil would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would be subject to on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Furthermore, updates to the Community Safety Element would further reduce risks associated with such conditions for future development in the City. In particular, proposed revisions to General Plan Policy S-2.2, Geotechnical Investigations, would further reduce potential impacts related to landslides.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less-than-significant impacts from collapsible soils, resulting in landslides, lateral spreading, subsidence, and liquefaction.

Mitigation Measures:

None required.



Impact E-4: Would the project be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 could result in development located on expansive soils, as defined in Table 18-1-B. However, adherence to General Plan 2010 goals and policies, and City, state, and federal regulations would result in a less-than-significant impact.

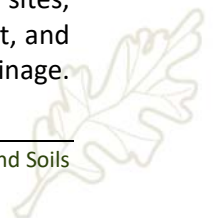
GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Soils that volumetrically increase, or expand when exposed to water, are considered expansive soils. These soils are typically very fine grained (i.e., clays) and can expand from small fractions to multiples of their volume, depending on their clay mineralogy. Such expansion can cause structural damage to foundations and roads without proper structural engineering. According to the Natural Resources Conservation Service, ungraded native soils in the lowland portions of the City exhibit the highest potential for shrinkage and swelling associated with expansive soils, while the northern uplands are rated moderate and the south uplands (Ladyface Mountain) have areas rated both low and moderate. According to the Agoura Hills Master Environmental Assessment Database, all of the development sites are located in areas of high expansion potential with the exception of Site H which has a moderate expansion potential. Even the slight potential for the existence of expansive soils within the City raises the possibility that foundation stability for building improvements and utilities could be compromised.

However, development accommodated under the proposed General Plan Update, including “by-right” development that would not be subject to environmental evaluation and mitigation pursuant to CEQA, would be required to comply with applicable provisions of the CBC with regard to soil hazard-related design and the design of foundation support must conform to the analysis and implementation criteria described in the CBC. Furthermore, future “by-right” development would be subject to the City’s development standards (see III. PROJECT DESCRIPTION) and application submittal requirements. Pursuant to these standards and requirements, as part of the construction permitting process, the City would require complete geotechnical investigation at specific construction sites to identify potentially unsuitable soil conditions, including expansive soils. Specifically, a geotechnical report prepared by a licensed engineering geologist or geotechnical engineer pursuant to the Los Angeles County Public Works Department Manual for the Preparation of Geotechnical Reports standards shall be submitted. At a minimum, the report shall address the potential for ground rupture, groundshaking, landslides, and liquefaction due to seismic events, as well as erosion, expansive soils, and subsidence problems on sites, including steep slopes, except where the Building Official determines such hazards are not present, and include recommendations for the construction of foundations, grading, sewage disposal, and drainage.



All report recommendations shall be made part of the project and reflected in the project plans submitted as part of the application for a planning permit and for a building permit. In addition, General Plan Goal S-2, Protection from Geologic Hazards; Policy S-2.1, Review Safety Standards; Policy S-2.2, Geotechnical Investigations; Policy S-2.3, Retrofit Critical Facilities; and Policy S-2.4, Funding Programs would continue to minimize adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards in the City.

As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not create substantial risks related to expansive soils.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts related to expansive soil would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would be subject to expansive soils.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less-than-significant impacts from expansive soils.

Mitigation Measures:

None required.

Impact E-5: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of water?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that no impacts related to soils incapable of supporting septic tanks would occur, as the City and County provided and would continue to provide sanitary sewer service to new development. In addition, the General Plan EIR 2010 determined that existing septic systems would be phased out in the Old Agoura area of the City as sewer lines are extended.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element



opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The GPU is a tool to guide development in the City and no specific development is proposed under the project. However, Sites A-T are all located in areas of the City that are served by the sanitary sewer system. Therefore, any new development on Sites A-T, including “by-right” development that would not be subject to environmental evaluation and mitigation under CEQA, would be served by the existing sewer system and would not require a septic tank or alternative wastewater disposal system.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts related to septic tanks would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would require septic tanks.

Comparison of Significance to the General Plan EIR 2010

Based on the above, implementation of the GPU would not result in impacts with regard to alternative wastewater disposal systems, similar to the impact determination under the General Plan 2010.

Mitigation Measures:

None required.

Impact E-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 did not evaluate potential impacts to paleontological resources that would result from implementation of the 2035 General Plan Update.



GPU Impact

Housing Sites Development

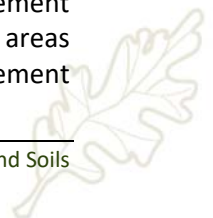
Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Sites A-T do not contain unique geologic features, such as ridgelines, significant rock outcroppings, or other natural topography identified as visually-valuable. Furthermore, General Plan Goal LU-3, City of Open Spaces; Policy LU-3.2, Hillside; Goal LU-23, Business Park and Natural Open Spaces; Policy LU-23.3, Development Clustering and Location; Goal LU-31, Hillside Neighborhoods; Policy LU-31.4, Clustering of Housing Units; Goals NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-2, Visual Resources; Policy NR-2.1, Maintenance of Natural Topography; and Policy NR-4.2, Conserve Natural Resources, would continue to preserve ridgelines and maintain natural topography through the minimization of grading within the City. As such, development within the housing sites would not destroy unique geologic features.

Known paleontological resources within and in the vicinity of the City are located outside of the boundaries of Sites A-T. However, future development activities at the housing sites could result in encountering previously unknown paleontological resources. The GPU is a tool to guide development in the City and no specific development is proposed under the project. In addition, existing General Plan Goal HR-3, City That Recognizes its Prehistoric Resources; Policy HR-3.1, Recognition of Resources; and Policy HR-3.2, Protection of Resources would continue to protect paleontological resources within the City. Consistency with these goals and policies would be evaluated during site- and project-specific environmental review under CEQA in the future as development is proposed. However, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. All future “by-right” development would be subject to the City’s development standards (see III. PROJECT DESCRIPTION) and application submittal requirements. Pursuant to these standards and requirements, a paleontological study by a professional paleontologist shall be prepared for the development if it is determined that paleontological resources are on-site. The recommendations of both the cultural resource and paleontological reports shall be incorporated into the project description, and a summary of compliance with the recommendations, as well as outcomes of the further treatment, provided. If during excavation, paleontological resources are discovered, a qualified professional paleontologist shall evaluate the find and provide recommendations for the treatment of the resource. Compliance with the City’s objective standards and application submittal requirements would ensure that future development does not destroy unique paleontological resources.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element



would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts to paleontological resources would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would destroy paleontological resources or geologic features.

Comparison of Significance to the General Plan EIR 2010

Based on the above, implementation of the GPU would result in less-than-significant impacts with regard to paleontological resources and geologic features. No evaluation of such resources and features was included in the General Plan EIR 2010; therefore, no comparison to previous significance conclusions can be made.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that implementation of the General Plan Update policies related to earthquake hazards or geologic disturbances and compliance with updated CBC building standards would reduce any cumulative impacts resulting from fault rupture or groundshaking within the City of Agoura Hills to a less-than-significant level. In addition, the General Plan EIR 2010 concluded that state and local runoff and erosion prevention requirements, including the applicable provisions of the Construction General Permit, BMPs, and Municipal Stormwater NPDES Permit, as well as implementation of fugitive dust control measures of SCAQMD Rule 403 would ensure that cumulative erosion and loss of topsoil impacts would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.



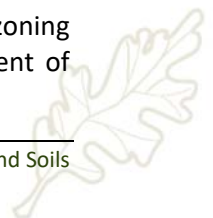
For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. The geographic context for the analysis of impacts resulting from geologic and seismic hazards is generally site-specific, rather than cumulative in nature, because each development site has unique geologic considerations that would be subject to uniform site development and construction standards. In this way, potential cumulative impacts resulting from geological, seismic, and soil conditions would be minimized on a site-by-site basis to the extent that modern construction methods and code requirements provide. Continued implementation of existing General Plan goals and policies related to geological, seismic, and soil conditions, inclusive of proposed revisions to existing goals and policies under the GPU, together with compliance with current CBC building standards would reduce any impacts resulting from geological, seismic, and soil conditions within the City of Agoura Hills to a less-than-significant level. The contribution of housing development under the GPU to impacts associated with geological, seismic, and soil conditions would, therefore, be less than significant.

The Malibu Creek Watershed, which includes the City, forms the geographic context of cumulative erosion and topsoil loss impacts. Development throughout the watershed, including all development within the City of Agoura Hills, would be subject to state and local runoff and erosion prevention requirements, including the applicable provisions of the Construction General Permit, BMPs, and Municipal Stormwater NPDES Permit, as well as implementation of fugitive dust control measures of SCAQMD Rule 403. These measures are implemented as conditions of approval of project development and subject to continuing enforcement. Standard water quality best management practices, including erosion and sediment controls would apply to all future development. As a result, it is anticipated that cumulative impacts on the Malibu Creek Watershed due to runoff and erosion from cumulative development activity would be less than significant. In addition, the continued implementation of existing General Plan goals and policies related to erosion and sedimentation would ensure that the contribution of housing development under the GPU to cumulative erosion and topsoil loss impacts to the Malibu Creek Watershed would be less than significant.

Impacts to paleontological resources are site-specific, such that cumulative impacts would only occur if other projects in the cumulative scenario would occur on the same site and/or affect the same paleontological resource(s) as a project under the GPU. The types of housing that would occur under the GPU, specifically multi-family-housing units and mixed-use development typically encompass the entirety of the associated project site, such that other projects in the cumulative scenario would not have the potential to combine with impacts of the GPU to paleontological resources. As detailed in response to Impact E-6, the continued implementation of existing General Plan goals and policies related to the protection of paleontological resources would reduce impacts to paleontological resources within the City to less-than-significant levels. In addition, implementation of the proposed development standard requirement of a paleontological study for all “by-right” ministerial projects would ensure that the contribution of housing development under the GPU to cumulative impacts to paleontological resources would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas; therefore, no potential for cumulative impacts exists. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No cumulative impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of



housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources. Accordingly, no cumulative impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to geological, seismic, or soil conditions; erosion; or paleontological resources.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, no significant impacts related to geology and soils would occur and no mitigation measures would be required. Impacts would be less than significant.



IV. ENVIRONMENTAL IMPACT ANALYSIS

F. HAZARDS AND HAZARDOUS MATERIALS AND WILDFIRE

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects to human health and the environment due to exposure to hazardous materials or hazardous conditions arising from the accidental release of hazardous material from implementation of the General Plan Update, and wildfire hazards. A hazardous material is defined as any material that, due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons, or harmful to the environment if released. Earthquake and landslide hazards are addressed in **Section IV.E, Geology and Soils**. Data for this section were taken from Las Virgenes–Malibu Council of Governments Hazard Mitigation Action Plan, the City’s Emergency Operations Plan, the Environmental Protection Agency’s Envirofacts Multisystem Search, and the California State Water Board’s GeoTracker database.

A. General Plan 2010 EIR Analysis and Conclusions

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 would not result in a safety hazard related to airports, as the City is not located within an airport land use plan or within two miles of a public use airport or private airstrip.

The General Plan 2010 EIR determined that implementation of the General Plan 2010 would not impair implementation of or physically interfere with emergency response or evacuation plans. Although additional growth could increase traffic within the City, which could impede the rate of evacuation and/or increase response times for emergency medical or containment services, the General Plan 2010 included goals and policies that would reduce traffic congestion to the maximum extent possible, as well as require coordination among local and regional emergency services providers and require evaluation of emergency response to identify and implement improvements as necessary. As such, the General Plan 2010 EIR found that no impacts to emergency response or evacuation plans would occur.

The General Plan 2010 EIR determined that although implementation of the General Plan 2010 could increase the overall transport, use, and storage, and disposal of hazardous materials within the City, the General Plan 2010 included goals and policies that would reduce the potential exposure of people and the environment to hazardous materials. Furthermore, future development that would be supported by the General Plan 2010 would be required to adhere to the regulations, standards, and guidelines established by the Environmental Protection Agency, the State of California, Los Angeles County, and City of Agoura Hills related to the storage, use, and disposal of hazardous materials. As such, the General Plan 2010 EIR found that impacts related to the routine transport, use, storage, or disposal of hazardous materials would be less than significant.

The General Plan 2010 EIR determined that although implementation of the General Plan 2010 could result in a hazard related to the release of hazardous materials into the environment, the General Plan 2010 included goals and policies that would require the assessment and remediation of contaminants from proposed development sites and prevent the exposure of the public to unusual or excessive risks associated with hazardous materials. Furthermore, future development would be required to adhere to local, state, and federal regulations, standards, and guidelines related to identification, use, storage, and

disposal of hazardous materials during construction and operation, including demolition of potentially hazardous materials and excavation of potentially contaminated soils/groundwater. As such, the General Plan 2010 EIR found that impacts related to the release of hazardous materials would be less than significant.

The General Plan 2010 EIR determined that future development that would be supported by the General Plan 2010 could locate uses that would emit hazardous materials within 0.25-mile of schools; however, adherence to local, state, and federal regulations with regard to the emission of hazardous materials would minimize the risks associated with exposure. Furthermore, the General Plan 2010 included goals and policies that would protect sensitive uses from hazardous emissions. As such, the General Plan 2010 EIR found that impacts related to the handling or emission of hazardous materials in proximity to schools would be less than significant.

The General Plan 2010 EIR determined that implementation of the General Plan 2010 could place uses on a site that is included on a list of hazardous materials sites compiled pursuant to Government Codes Section 65962.5; however, it would not result in a significant hazard to the public or environment as projects would need to adhere to local, state, and federal requirements for remediation and cleanup. Furthermore, the General Plan 2010 included goals and policies that would require comprehensive soil and groundwater assessments for development sites in areas of known contamination. As such, the General Plan 2010 EIR found that impacts related to development on hazardous materials sites would be less than significant.

The General Plan 2010 EIR determined that implementation of the General Plan 2010 could expose people or structures to the risk of loss, injury, or death involving wildland fires; however, the General Plan 2010 included goals and policies that are directly related to reducing the threat of fire hazards within the City, including use of fire-resistant plant materials, incorporation of current state, county, and City fire safe building code requirements in new development, and maintenance of ongoing fire inspection programs for critical facilities, public assembly facilities, industrial buildings, and non-residential buildings. As such, the General Plan 2010 EIR found that impacts associated with wildland fires would be less than significant.

2. ENVIRONMENTAL SETTING

A. Definitions

Division 20, Chapter 6.5 of the California Health and Safety Code sets forth definitions and regulations related to hazardous materials management and disposal, as follows:

- **Hazardous Material**—Any material which, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.
- **Hazardous Waste**—A hazardous waste is any hazardous material that is abandoned, discarded, or recycled. Hazardous wastes may occasionally be generated by actions that change the composition of previously non-hazardous materials. The same criteria which characterize a material as hazardous make waste hazardous: ignitability, toxicity, corrosively, reactivity, radioactivity, or bioactivity.



1) Hazard versus Risk

Workers and the general public health are potentially at risk whenever hazardous materials have been used or where there could be an exposure to such materials. Inherent in the setting and analyses presented in this section are the concepts of the “hazard” of these materials and the “risk” they pose to human health. Exposure to some chemical substances may harm internal organs or systems in the human body, ranging from temporary effects to permanent disability, or death. Hazardous materials that result in adverse effects are generally considered “toxic.” Other chemical materials, however, may be corrosive, or react with other substances to form other hazardous materials, but they are not considered toxic because organs or systems are not affected. Because toxic materials can result in adverse health effects, they are considered hazardous materials, but not all hazardous materials are necessarily “toxic.” For the purposes of the information and analyses presented in this section, the terms hazardous substances or hazardous materials are used interchangeably and include materials that are considered to be toxic.

The risk to human health is determined by the probability of exposure to a hazardous material and the severity of harm such exposure would pose. That is to say, the likelihood and means of exposure, in addition to the inherent toxicity of a material, are used to determine the degree of risk to human health. For example, a high probability of exposure to a low toxicity chemical would not necessarily pose an unacceptable human health or ecological risk, whereas a low probability of exposure to a very high toxicity chemical might. Various regulatory agencies, such as the Environmental Protection Agency (EPA), State Water Resources Control Board (SWRCB), the California Department of Toxic Substances Control (DTSC), and state and federal Occupational Safety and Health Administrations (OSHA) are responsible for developing and/or enforcing risk-based standards to protect the public and the environment.

B. Existing Conditions

1) Use, Transport, and Abatement of Hazardous Materials

a) Hazardous Materials Use

Hazardous materials in the City are routinely used, stored, and transported in commercial/retail businesses as well as in educational facilities, and households. Hazardous materials users and waste generators in the City include businesses, public and private institutions, and households. Federal, state, and local agency databases maintain comprehensive information on the locations of facilities using large quantities of hazardous materials, as well as facilities generating hazardous waste. Some of these facilities use certain classes of hazardous materials that require accidental release scenario modeling and risk management plans to protect surrounding land uses.

Asbestos

Asbestos, a naturally occurring fibrous material, was used in many building materials for fireproofing and insulating properties before many of its most common construction-related uses were banned by the EPA between the early 1970s and 1991 under the authority of the Clean Air Act (CAA) and the Toxic Substances Control Act (TSCA). Loose insulation, ceiling panels, and brittle plaster are potential sources of friable (easily crumbled) asbestos. Since inhalation of airborne asbestos fibers is the primary mode of asbestos entry into the body, friable asbestos presents the greatest health threat. Nonfriable asbestos is generally bound to other materials such that it does not become airborne under normal conditions. Any activity that involves cutting, grinding, or drilling during demolition (especially demolition of older (pre-1980 structures), or relocation of underground utilities, could result in the release of friable asbestos fibers



unless proper precautions are taken. Asbestos-related health problems include lung cancer and asbestosis.

Lead

Lead is a naturally occurring metallic element. Among its numerous uses and sources, lead can be found in paint, water pipes, solder in plumbing systems, and in soils around buildings and structures painted with lead-based paint. In 1978, the federal government required the reduction of lead in house paint to less than 0.06 percent (600 parts per million). Because of its toxic properties, lead is regulated as a hazardous material. Excessive exposure to lead can result in the accumulation of lead in the blood, soft tissues, and bones. Children are particularly susceptible to potential lead-related health problems because it is easily absorbed into developing systems and organs. Inspection, testing, and removal (abatement) of lead-containing building materials must be performed by state-certified contractors who are required to comply with applicable health and safety and hazardous materials regulations. Buildings that have been constructed prior to 1978 and that contain lead-based paints require abatement prior to demolition.

Natural Gas Pipelines

Agoura Hills is underlain by a network of natural gas pipelines, the largest of which is a 15-inch transmission line traversing the northwestern corner of the City. Natural gas is distributed under high pressure, thereby increasing its explosive potential. Natural gas leaks and explosions can occur as a result of either strong earthquakes or accidental rupture of gas lines during excavation operations at construction sites.

b) Transportation of Hazardous Materials

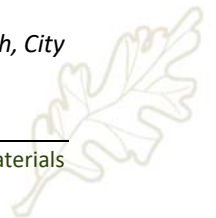
The transport of hazardous materials through the City of Agoura Hills is regulated by the State Department of Transportation and California Highway Patrol (Caltrans). The Ventura Freeway (US-101) is located within the southern portion of the City boundaries. There is a heightened risk of a hazardous material leak or spill in the Agoura Hills area due to the volume of traffic and the nature of the materials that are routinely transported through the Ventura Freeway.

2) Existing Hazardous Materials Sites

a) Envirofacts Multisystem Search

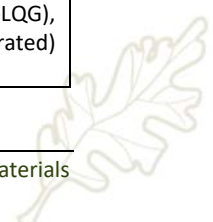
Envirofacts Multisystem Search is a collection of multiple environmental databases maintained by the EPA containing facility information, including toxic chemical releases, water discharge permit compliance, hazardous waste handling processes, Superfund status, and air emission estimates. **Table IV.F-1, Agoura Hills Envirofacts Database Search Results**, presents information regarding sites within the City of Agoura Hills identified on environmental databases compiled by Envirofacts Multisystem Search. As detailed in **Table IV.F-1**, numerous sites within the City are listed on various environmental databases, including active and currently monitored sites. However, no violations have been identified for any of the sites identified.¹

¹ *United States Environmental Protection Agency, Envirofacts Multisystem Search Results, Geography Search, City of Agoura Hills, CA, available at: <https://enviro.epa.gov/facts/multisystem.html>.*



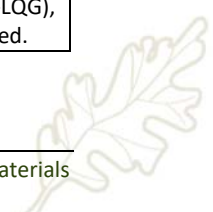
**Table IV.F-1
Agoura Hills Envirofacts Database Search Results**

Site Name / Address	Database Listing(s)	Status / Comments
ACC 28845 Timberlane Street	RCRA	Active. Small Quantity Generator of unspecified waste. No violations identified.
Adobe Petroleum Inc. 4950 Reyes Adobe Road	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), gasoline station. No violations identified.
Agoura Business Center West 28631 Canwood	ICIS-NPDES	Previously Under General Permit for construction stormwater monitoring; Terminated 2019. No violations identified.
Agoura Cleaners 5015 Kanan Road	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG). No violations identified.
Agoura Hills Alliance 5226 Palo Comado Canyon Road	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG) gas station. No violations identified.
Agoura Hills Target Range 5040 Cornell Road	RCRA	Active. Listed as Small Quantity Generator of lead waste. No violations identified.
Agoura One Hour Photo 5635 Kanan Road	RCRA	Active. Listed as Small Quantity Generator of unspecified waste associated with photofinishing use category. No violations identified.
Agoura Self Storage 29301 Agoura Road	ICIS-NPDES, RCRA	ICIS-NPDES: Previously Under General Permit; Terminated 2018. No violations identified. RCRA: Permitted Small Quantity Generator of ignitable waste and methyl ethyl ketone associated with miniwarehouses and self-storage unit use category. No violations identified.
Agoura Shell 5116 Chesebro Road	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG) gas station. No violations identified.
Agoura Shell 5134 Kanan Road	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG) gas station. No violations identified.
Auto Bahn West 28118 Dorothy Drive #1-3	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG). No violations identified.
California Precision Hydraulics Inc. 5330 Derry Avenue #B	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), fabricated metal product manufacturing. No violations identified.
Chevron Station No. 95348 5051 W. Kanan Street	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG). No violations identified.
Coast RV Center 28404 Roadside Drive #B	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), general automotive repair. No violations identified.
Conejo Valley U Store It 29055 Agoura Road	ICIS-NPDES	Previously Under General Permit; Terminated 2018. No violations identified.
Driven Lube 29338 Roadside Drive	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), general automotive repair. No violations identified.
Electronic Space Products Int. 5310 Derry Avenue, Unit U	RCRA	Active. Listed as Small Quantity Generator of unspecified waste. No violations identified.
EXXONMOBIL Oil Corp. 4950 Reyes Adobe	BR, RCRA	BR: Listed as a hazardous waste biannual reporter. Last update in 2001. RCRA: Permitted Large Quantity Generator of ignitable waste and benzene associated with gasoline stations with convenience stores use category. No violations identified.
Farmers Insurance 30801 Agoura Road	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG), insurance funds. No violations identified.
Fire Station No. 89 29575 Canwood	ICIS-NPDES	Under General Permit. No violations identified.
Galaxy Cleaners 5855 Kanan Road	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), drycleaning and laundry services (except coin-operated) use category. No violations identified.



**Table IV.F-1
Agoura Hills Envirofacts Database Search Results**

Site Name / Address	Database Listing(s)	Status / Comments
Globe Environmental Services 29338 Roadside Drive	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG). No violations identified.
JD Daniels 29166 Roadside Drive	RCRA	Active. Listed as Small Quantity Generator of unspecified waste associated with general automotive repair use category. No violations identified.
Jiffy Lube #0638 29162 Roadside Drive	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), motor vehicle towing. No violations reported.
Jim Dandy Cleaners 28708 Roadside Drive	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), drycleaning and laundry services (except coin-operated) use category. No violations identified.
KC Auto Repair 28118 Dorothy Drive Bay 7 and 8	RCRA	Active. Listed as Small Quantity Generator of unspecified waste. No violations identified.
Kinko's Compugraphics 5045 Cornell Road	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG). No violations identified.
Los Angeles County Fire Department FS 089 29575 Canwood Street	RCRA	Active. Active. Listed as "other" (i.e. non-SQG, non-LQG), fire protection use category. No violations identified.
Murre Cleaners 5182 Kanan Road	RCRA	Active. Listed as Small Quantity Generator of tetrachloroethylene and spent halogenated solvents. No violations identified.
Odgen's Cleaners 30680 Thousand Oaks Boulevard	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), drycleaning and laundry services (except coin-operated) use category. No violations identified.
Penske Truck Leasing Co., LP 27050 Agoura Road #A	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG) generator of ignitable waste, reactive waste, barium, cadmium, chromium, lead, benzene, tetrachloroethylene, and trichloroethylene associated with truck, utility trailer, and RV (recreational vehicle) rental and leasing use category. No violations identified.
Ralphs Grocery #26 5727 Kanan Road	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), warehouse clubs and supercenters use category. No violations identified.
Road Bear RV 28404 Roadside Drive #D	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), automotive mechanical and electrical repair and maintenance use category. No violations identified.
Roadside Lumber & Hardware Inc. 29112 Roadside Drive	RCRA	Active. Listed as "other" (i.e. non-SQG, non-LQG), home centers and other building material dealers use categories. No violations identified.
Shell Service Station 30245 Agoura Road	RCRA	Active. Listed as Small Quantity Generator of ignitable waste and benzene. No violations identified.
Teradyne Inc. 30801 Agoura Road	RCRA, TRIS	RCRA: Permitted Small Quantity Generator of ignitable waste, corrosive waste, reactive waste, lead, and spent halogenated and nonhalogenated solvents associated with semiconductor, instrument, and other electronic component manufacturing use categories. No violations identified. TRIS: Inactive. Listed between 1988 and 1992 as a computer and other electronic component manufacturer that emitted between 14,320 and 20,780 pounds of Freon into the air.
Tesoro Shell 68502 30245 Agoura Road	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG), gasoline stations use category. No violations identified.



**Table IV.F-1
Agoura Hills Envirofacts Database Search Results**

Site Name / Address	Database Listing(s)	Status / Comments
Tesoro West Coast Co. LLC 68101 5000 Kanan Road	RCRA	1 st Listing: Inactive. Listed as "other" (i.e. non-SQG, non-LQG), gasoline stations use category. No violations identified. 2 nd Listing: Active. Listed as Small Quantity Generator of unspecified waste associated with gasoline stations with convenience stores use category. No violations identified.
Texaco Service Station 5226 Palo Comado Road	RCRA	Active. Listed as Small Quantity Generator of ignitable waste and benzene. No violations identified.
Twin Oaks Shopping Center 5727 Kanan Road	RCRA	Inactive. Listed as "other" (i.e. non-SQG, non-LQG), full service restaurants and commercial laundry, drycleaning, and pressing machine manufacturing use categories. No violations identified.
Vons Store #2001 5671 Kanan Road	RCRA	1 st Listing. Inactive. Listed as "other" (i.e. non-SQG, non-LQG). No violations identified. 2 nd Listing: Active. Listed as "other" (i.e. non-SQG, non-LQG) direct selling establishments. No violations identified.
Westlake Truck Leasing 29395 Agoura Road	RCRA	Active. Listed as Transporter of unspecified waste. No violations identified.
<i>Notes:</i> SQG = Small Quantity Generator; LQG = Large Quantity Generator Source: United States Environmental Protection Agency, Envirofacts Multisystem Search Results, Geography Search, City of Agoura Hills, CA, available at: https://enviro.epa.gov/facts/multisystem.html .		

b) GeoTracker

GeoTracker is the California Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted Underground Storage Tanks (USTs), and Land Disposal Sites. GeoTracker portals retrieve records and view integrated data sets from multiple State Water Board programs and other agencies. **Table IV.F-2, Agoura Hills GeoTracker Database Search Results**, presents information regarding sites within the City of Agoura Hills identified on environmental databases compiled by GeoTracker. As detailed in **Table IV.F-2**, 25 cleanup cases, including 23 LUST cases, have been identified within the City. However, cleanup has been completed for all 25 cases and all cases have been closed.²

**Table IV.F-1
Agoura Hills GeoTracker Database Search Results**

Site Name / Address	Site Type	Status / Comments
Agoura Building Materials 29149 Agoura Road	LUST Cleanup	Completed; Case Closed
Agoura Building Materials 29403 Agoura Road W	LUST Cleanup	Completed; Case Closed

² California State Water Resources Control Board, *GeoTracker, Agoura Hills, California*, available at: <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=agoura+hills%2C+ca>.



**Table IV.F-1
Agoura Hills GeoTracker Database Search Results**

Site Name / Address	Site Type	Status / Comments
Agoura Equip Rental & Supplies 29439 Agoura Road	LUST Cleanup	Completed; Case Closed
Agoura Road Yard 29773 Mulholland Highway	LUST Cleanup	Completed; Case Closed
Agoura Shell 2134 Kanan Road 2134 Kanan Road	LUST Cleanup	Completed; Case Closed
AT&T B1245 Facility 29300 Roadside Drive	LUST Cleanup	Completed; Case Closed
Chevron #9-5348 5051 Kanan Road N	LUST Cleanup	Completed; Case Closed
Chevron #9-9693 5221 Palo Comado Canyon Road N	LUST Cleanup	Completed; Case Closed
Circle K #2211248 (Former Mobil #18-KB7) 4950 Reyes Adobe Road	LUST Cleanup	Completed; Case Closed
EXXON #7-3364 (Former) 30245 Canwood Street	LUST Cleanup	Completed; Case Closed
Galaxy Cleaners 5855 Kanan Road	Cleanup Program	Completed; Case Closed
Hillside Rubbish Co. 29431 Agoura Road W	LUST Cleanup	Completed; Case Closed
Hillside Rubbish/Westlake Truck 29431 Agoura Road	LUST Cleanup	Completed; Case Closed
Hydro West 28215 Agoura Road	LUST Cleanup	Completed; Case Closed
Joe Martin Commercial Property 30651 Thousand Oaks Boulevard	Cleanup Program	Completed; Case Closed
LA CO Fire Station #5 4206 N Cornell Road	LUST Cleanup	Completed; Case Closed
Lake Lindero Country Club 5719 Lake Lindero Drive	LUST Cleanup	Completed; Case Closed
Las Virgenes Unified School 4029 Las Virgenes Road N	LUST Cleanup	Completed; Case Closed
Shell #204-0048-0107 5134 Kanan Road	LUST Cleanup	Completed; Case Closed
Shell #204-0054-0124 30245 Agoura Road W	LUST Cleanup	Completed; Case Closed
Shell (Former) / Texaco Service Station 5226 Palo Comado Canyon Road	LUST Cleanup	Completed; Case Closed
Texaco Service Station 5226 Palo Comado Canyon Road	LUST Cleanup	Completed; Case Closed
Tosco – 76 Station #7426 28203 Dorothy Drive W	LUST Cleanup	Completed; Case Closed
U-Haul Co. #711-061 28650 Canwood Street	LUST Cleanup	Completed; Case Closed
V-Fire Station #36 555 Deer Hill Road	LUST Cleanup	Completed; Case Closed
<p><i>Notes:</i> LUST = Leaking Underground Storage Tank Source: California State Water Resources Control Board, GeoTracker, Agoura Hills, California, available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=agoura+hills%2C+ca.</p>		



c) Household Hazardous Waste

The EPA defines household hazardous waste as “leftover products such as paints, cleaners, oils, batteries, and pesticides that contain potentially hazardous ingredients that could be corrosive, toxic, ignitable, or reactive.” According to the EPA, Americans generate approximately 1.6 million tons of household hazardous waste per year, while the average home can accumulate as much as 100 pounds of household hazardous waste in the basement and garage or in storage closets. Methods of improper disposal of household hazardous wastes commonly include pouring them down the drain, on the ground, into storm sewers, or in some cases putting them out with the trash. Though the dangers of such disposal methods might not be immediately obvious, improper disposal of these wastes can pollute the environment and pose a threat to human health.

3) Fire Hazards

The City of Agoura Hills is susceptible to both urban and wildland fire hazards. Urban fires can result from a number of causes, including arson, carelessness, home or industrial accidents, or from ignorance of proper safety procedures. Both urban land uses with inappropriate building materials and the native vegetation that surround Agoura Hills are potential fire hazards. According to the Los Angeles County Fire Department (LACoFD), overall the community was constructed with safe building materials; however, apartment buildings with wood roofs east of Kanan Road and south of Thousand Oaks Boulevard are particularly susceptible to fire hazards. Wildland fires are also a major concern due to the hilly, mountainous, and undeveloped character of much of the surrounding area. All areas of the City located south of the Ventura Freeway (U.S. Highway 101), the undeveloped hillside area in the central portion of the City east of Forest Cove Park, and the undeveloped hillside areas located in the northwest and northeast portions of the City, are located within the Very High Fire Hazard Severity Zone (VHFHSZ) as established by the California Department of Forestry and Fire Protection (CAL FIRE). Approximately two thirds of the City land area is in the VHFHSZ. Over 50 percent of Agoura Hills is vacant or open space with dry, native vegetation.

The City of Agoura has a number of measures to alleviate urban and wildland hazards. The City Municipal Code defines standards for minimum roadway widths and clearances around structures. In 1983, the City outlawed wood shingle roofs and required that all new roofs be constructed of Class A materials. The City of Agoura Hills adopted the LACoFD water pressure requirements of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a 2-hour duration for development within the City. The City of Agoura Hills will also continue to support the LACoFD’s attempt to lessen the impacts of a wildland fire through the Brush Clearance and Annual Inspection Programs. This requires the creation of 100 feet of defensible space around residences pursuant to state law. The defensible space is divided into Zone 1 (from 0 to 30 feet from the edge of the structure) and Zone 2 (from 30 feet to 100 feet from the edge of the structure) with requirements for brush clearing and recommendations for types, sizes, vertical and horizontal spacing, and watering of plantings within each zone. In addition, CAL FIRE is required to develop requirements for a new ember-resistant zone (Zone 0) within 0 to 5 feet of the edge of the structure by January 1, 2023. The LACoFD monitors compliance with defensible space requirements through site checks, including the Annual Inspection Program. This program requires the LACoFD to evaluate fire hazards on any lot adjacent to brush or the hillside on an annual basis.

4) Emergency Response

Any potential hazard in the City resulting from a manmade or natural disaster may result in the need for evacuation of a few or thousands of citizens of Agoura Hills. The release of a hazardous material to the



environment can result in adverse impacts to the environment, property, and/or human health. The significance of those impacts is dependent on the type, location, and quantity of the material released. Although hazardous material incidents can happen almost anywhere, uses such as industrial centers, where hazardous materials are used or stored, may be susceptible to a higher risk.

The City of Agoura Hills serves to keep citizens informed and prepared for any emergency, coordinates resources during an emergency, and provides relief after an emergency. The goal of City Emergency Operations Center personnel is to save lives and protect property by developing programs and emergency operational capabilities in the event of a natural or man-made disaster. To this end, the City prepares an Emergency Operations Plan (EOP), most recently updated in 2017. The EOP addresses the City's planned response to natural and technological disasters. It provides an overview of operational concepts, identifies components of the City's emergency/disaster management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), and describes the overall responsibilities of the federal, state and county entities and the City for protecting life and property and assuring the overall well-being of the population. Planning for and responding to disasters and emergencies requires many different actions, such as evacuations, shelter setups for earthquakes, or preparations for power outages. All of these activities are coordinated and directed by the Emergency Operations Center. Training for residents and employees within the City continues through the Community Emergency Response Team (CERT) program.³

The City of Agoura Hills faces multiple risks of potential hazardous material emergencies. The cities of Agoura Hills, Calabasas, Hidden Hills, Malibu, and Westlake Village comprise the Las Virgenes–Malibu Council of Governments (LVMCOG). In addition to the City's EOP, the LVMCOG has decided to combine its efforts and compose one multi-jurisdictional hazard mitigation plan. The LVMCOG Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) includes resources and information to assist residents of the region, public and private sector organizations, and others interested in participating in planning for hazards. The MJHMP provides a list of activities that may assist the LVMCOG in reducing risk and preventing loss from future hazard events. The strategies address multi-hazard issues, as well as activities for earthquakes, earth movement, flooding, terrorism, fires, and windstorms. The LACoFD has primary responsibility for dealing with a hazardous materials incident within the City of Agoura and provides emergency and non-emergency response services for hazardous materials incidents through the Health Hazardous Materials Division.

a) Disaster Routes

Kanan Road, which the Los Angeles County General Plan indicates is a designated Highway Disaster Route, runs north-south through the central portion of the City.⁴ Additionally, the 101 freeway, which the Los Angeles County General Plan indicates is a designated Freeway Disaster Route, runs east-west through the southern portion of the City.⁵ The City's SEMS and NIMS indicate similar designations for these roadways.⁶ According to the County of Los Angeles Department of Public Works, Disaster Routes are

³ *City of Agoura Hills, Emergency Preparedness, available at: <https://www.agourahillscity.org/services/emergency-services>.*

⁴ *Los Angeles County Department of Regional Planning, Los Angeles County 2035 General Plan, Adopted October 6, 2015. Figure 12.6: Disaster Routes Map.*

⁵ *Los Angeles County Department of Regional Planning, Los Angeles County 2035 General Plan, Adopted October 6, 2015. Figure 12.6: Disaster Routes Map*

⁶ *City of Agoura Hills, SEMS/NIMS Emergency Operations Plan, 2017.*



freeway, highway or arterial routes pre-identified for use during times of crisis to bring emergency personnel, equipment, and supplies into impacted areas in order to save lives, protect property and minimize impact to the environment.⁷ The County's Department of Public Works notes that although Disaster Routes are not Evacuation Routes, an emergency may warrant a road to be used as both a disaster route (e.g., access for emergency response vehicles) and an evacuation route.

5) Housing Element Opportunity Sites

No sites or environmental cases compiled by environmental regulatory databases are located within the boundaries or at addresses associated with any of the identified housing sites with the exception of the following:

- Site G: contains the Kinko's Compugraphics site listed on the RCRA database.
- Site J: contains the Roadside Lumber & Hardware Inc. site listed on the RCRA database.
- Site K: Contains the Agoura Target Range site listed on the RCRA database.
- Site N: contains the Agoura Building Materials site listed on the LUST Cleanup database.
- Site O: contains the Vons Store #2001 and the Agoura One Hour Photo sites both listed on the RCRA database.
- Site P: contains the Ralphs Grocery #26 site listed on the RCRA database.
- Site Q: contains the Galaxy Cleaners site listed on the RCRA database.

As detailed in **Table IV.F-1** and **Table IV.F-2** above, no violations have been reported for any RCRA sites located within the City and all LUST Cleanup cases have been closed with no further action recommended or required at any site.

All identified housing opportunity sites are located within the VHFSZ with the exception of Site D, Site, O, Site Q, and portions of Site L and Site P.

C. Regulatory Setting

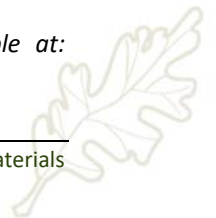
1) Federal

a) Hazardous Materials

Several federal agencies regulate hazardous materials. These include the Environmental Protection Agency (EPA), Department of Labor (Federal Occupational Health and Safety Administration [OSHA]), and the Department of Transportation (DOT). Applicable federal regulations are contained primarily in Titles 10, 29, 40, and 49 of the Code of Federal Regulations (CFR). In particular, Title 49 of the CFR governs the manufacture of packaging and transport containers, packing and repacking, labeling, and the marking of hazardous material transport. Some of the major federal laws and issue areas include the following statutes (and regulations promulgated there under):

- Resources Conservation and Recovery Act (RCRA)—hazardous waste management
- Hazardous and Solid Waste Amendments Act (HSWA)—hazardous waste management
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)—cleanup of contamination
- Superfund Amendments and Reauthorization Act (SARA)—cleanup of contamination

⁷ *Los Angeles County Public Works, Disaster Routes Los Angeles County Operational Area, available at: <http://dpw.lacounty.gov/dsg/disasterroutes/>.*



- Emergency Planning and Community Right-to-Know (SARA Title III)—business inventories and emergency response planning
- Clean Air Act (CAA)—Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) rules
- Toxic Substances Control Act (TSCA)—Asbestos ban and phase-out rules
- Federal Regulation 49 CFR Title 14 Part 77—Establishes standards and notification requirements for objects affecting navigable airspace.

The EPA is the primary federal agency responsible for implementation and enforcement of hazardous materials regulations. In most cases, enforcement of environmental laws and regulations established at the federal level is delegated to State and local environmental regulatory agencies. The US Consumer Product Safety Commission (CPSC) has also developed bans on the use of asbestos in certain consumer products such as textured paint and wall patching compounds.

b) Wildfire

Review and Update of the 1995 Federal Wildland Fire Management Policy

The 1995 Federal Wildland Fire Management Policy & Program Review was reviewed and updated by a working group in the Review and Update of the 1995 Federal Wildland Fire Management Policy (Fire Management Policy Review), published in January 2001. The 1995 report was published as a comprehensive fire policy for the Departments of Interior and Agriculture. The review of the 1995 report was a result of a mishandled prescribed fire in 2000. The main finding from the Fire Management Policy Review is that “the Working Group finds and recommends that federal fire management activities and programs are to provide for firefighter and public safety, protect and enhance land management objectives and human welfare, integrate programs and disciplines, require interagency collaboration, emphasize the natural ecological role of fire, and contribute to ecosystem sustainability.” The Fire Management Policy Review lays out nine Guiding Principles that include “firefighter and public safety is the first priority in every fire management activity” and “fire management plans and activities incorporate public health and environmental quality considerations” in which the document was founded on.

2) State

a) Hazardous Materials

Primary state agencies with jurisdiction over hazardous chemical materials management include the Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board (RWQCB). Other state agencies involved in hazardous materials management are the Department of Industrial Relations (State OSHA implementation), state Office of Emergency Services (OES— California Accidental Release Prevention implementation), Department of Fish and Wildlife (DFW), Air Resources Board (ARB), Department of Transportation (Caltrans), State Office of Environmental Health Hazard Assessment (OEHHA—Proposition 65 implementation), and the California Integrated Waste Management Board (CIWMB). The enforcement agencies for hazardous materials transportation regulations are the California Highway Patrol (CHP) and Caltrans. Hazardous materials waste transporters are responsible for complying with all applicable packaging, labeling, and shipping regulations.

Hazardous chemical and biohazardous materials management laws in California include the following statutes (and regulations promulgated thereunder):

- Hazardous Materials Management Act—business plan reporting



- Hazardous Waste Control Act—hazardous waste management
- Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65)—release of and exposure to carcinogenic chemicals
- Hazardous Substances Act—cleanup of contamination
- Hazardous Waste Management Planning and Facility Siting (Tanner Act)—preparation of hazardous waste management plans and the siting of hazardous waste facilities
- Hazardous Materials Storage and Emergency Response—including response to hazardous materials incidents

State regulations and agencies pertaining to hazardous materials management and worker safety, which are applicable to the City and General Plan Update, are described below.

California Environmental Protection Agency

The California Environmental Protection Agency (Cal/EPA) has broad jurisdiction over hazardous materials management in the state. Within Cal/EPA, the Department of Toxic Substances Control (DTSC) has primary regulatory responsibility for hazardous waste management and cleanup. Enforcement of state regulations has been delegated to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the authority of the Hazardous Waste Control Law. Along with the DTSC, the Regional Water Quality Control Board (RWQCB), which operates under the jurisdiction of Cal/EPA, is responsible for implementing regulations pertaining to management of soil and groundwater investigation and cleanup. RWQCB regulations are contained in Title 27 of the California Code of Regulations (CCR). Additional state regulations applicable to hazardous materials are contained in Title 22 of the CCR. Title 26 of the CCR is a compilation of those sections or titles of the CCR that are applicable to hazardous materials.

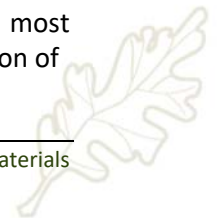
Department of Toxic Substances Control (DTSC)

The DTSC regulates hazardous waste in California under the authority granted to it by the federal Resource Conservation and Recovery Act (RCRA) of 1976, and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. In addition, DTSC reviews and monitors relevant pending legislation to ensure that it reflects the goals of the DTSC. Once legislation is adopted, the DTSC's major program areas develop implementing regulations and consistent program policies and procedures. The implementing regulations spell out what hazardous waste handlers must do to comply with the law. Under the provisions of RCRA, DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow state and federal requirements.

California's Hazardous Waste Control Law (HWCL), adopted in 1972, provides the general framework for the regulation of hazardous wastes within the state. The DTSC is the State's lead agency charged with the responsibility for implementing the HWCL. The HWCL provides for state regulation of existing hazardous waste facilities, which include "any structure, other appurtenances, and improvements on the land, used for treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous wastes," and requires permit for, and inspection of, facilities involved in the generation and/or treatment, storage, and disposal of hazardous wastes.

Tanner Act

Although there are numerous state policies that deal with hazardous waste materials, the most comprehensive is the Tanner Act (AB 2948) adopted in 1986. The Tanner Act governs the preparation of



hazardous waste management plans and the siting of hazardous waste facilities within the State of California. The act also mandates the adoption of a Hazardous Waste Management Plan by every county in the state, which must include provisions to define (1) the planning process for waste management, (2) the permit process for new and expanded facilities, and (3) the appeal process to the state available for certain local decision.

Hazardous Materials Management Plans

In January 1996, Cal EPA adopted regulations implementing a “Unified Hazardous Waste and Hazardous Materials Management Regulatory Program” (Unified Program). The six program elements of the Unified Program are hazardous waste generators and hazardous waste on-site treatment, underground storage tanks, above-ground storage tanks, hazardous material release response plans and inventories, risk management and prevention program, and Uniform Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency—the Certified Unified Program Agency (CUPA). The CUPA is responsible for consolidating the administration of the six program elements within its jurisdiction. The CUPA that has jurisdiction in the City of Agoura Hills is the Los Angeles County CUPA.

State and federal laws require detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and, in the event that such materials are accidentally released, to prevent or to mitigate injury to health or the environment. California’s Hazardous Materials Release Response Plans and Inventory Law, sometimes called the “Business Plan Act,” aims to minimize the potential for accidents involving hazardous materials and to facilitate an appropriate response to possible hazardous materials emergencies. The law requires businesses that use hazardous materials to provide inventories of those materials to designated emergency response agencies, to illustrate on a diagram where the materials are stored onsite, to prepare an emergency response plan, and to train employees to use the materials safely.

California Accidental Release Prevention Program (CalARP)

The CalARP program (CCR Title 19, Division 2, Chapter 4.5) covers certain businesses that store or handle more than a certain volume of specific regulated substances at their facilities. The CalARP program regulations became effective on January 1, 1997, and include the provisions of the federal Accidental Release Prevention program (Title 40, CFR Part 68) with certain additions specific to the state pursuant to Division 20, Chapter 6.95 of the California Health and Safety Code.

The list of regulated substances is found in Article 8, Section 2770.5 of the CalARP program regulations. The businesses which store or handle a regulated substance in quantities exceeding the regulatory threshold are required to implement an accidental release prevention program. In addition, some businesses may be required to complete a Risk Management Plan (RMP).

An RMP is a detailed engineering analysis of the potential accident factors present at a business site and the mitigation measures that can be implemented to reduce this accident potential. The purpose of a RMP is to decrease the risk of an off-site release of a regulated substance which might harm the surrounding environment and community. An RMP includes the following components: safety information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity of the site to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child day-care facilities, and must also consider the potential impact of external events such as seismic activity.



Worker and Workplace Hazardous Materials Safety

Federal and state Occupational Safety Standards are intended to enhance worker safety by reducing both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) is responsible for developing and enforcing workplace safety standards and assuring worker safety in the handling and use of hazardous materials. Among other requirements, Cal/OSHA obligates many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers be informed of the hazards associated with the materials they handle. Cal/OSHA rules require provision of Material Safety Data Sheets which must be available in the workplace, and the training of employee in the proper handling of materials.

Hazardous Materials Transportation

The California Highway Patrol (CHP) and California Department of Transportation (Caltrans) enforce hazardous materials transportation regulations. Transporters of hazardous materials and waste are responsible for complying with all applicable packaging, labeling, and shipping regulations. The Office of Emergency Services (OES) also provides emergency response services involving hazardous materials incidents.

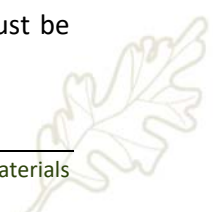
Investigation and Cleanup of Contaminated Sites

The oversight of hazardous materials release sites often involves several different agencies with often overlapping authority and jurisdiction. The DTSC and RWQCB are the two primary state agencies responsible for the regulation, investigation, and cleanup of hazardous materials release sites. Air quality issues related to remediation and construction at contaminated sites are also subject to federal and state laws and regulations which are administered at the local level.

Investigation and remediation activities which have the potential for disturbing or releasing hazardous materials must comply with applicable federal, state, and local hazardous materials laws and regulations. DTSC has developed standards for the investigation of sites where hazardous materials contamination has either been identified or could exist based on current or past uses. The standards identify approaches to determine if a release of hazardous wastes/substances exists at a site and delineates the general extent of contamination; estimates the potential threat to public health and/or the environment from the release and provides an indicator of relative risk; determines if an expedited response action is required to reduce an existing or potential threat; and completes preliminary project scoping activities to determine data gaps and identifies possible remedial action strategies to form the basis for development of a site strategy.

Siting of Schools

The California Education Code (Section 17210 et seq.) outlines the requirements of siting school facilities near or on known or suspected hazardous materials sites, or near facilities that emit hazardous air emissions, handle hazardous or acutely hazardous materials, substances, or waste. The code requires that, prior to commencing the acquisition of property for a new school site, an environmental site investigation be completed to determine the health and safety risks (if any) associated with a site. Recent legislation and changes to the Education Code identify DTSC's role in the assessment, investigation, and cleanup of proposed school sites. All proposed school sites that will receive state funding for acquisition and/or construction must go through a comprehensive investigation and cleanup process under DTSC oversight. DTSC is required to be involved in the environmental review process to ensure that selected properties are free of contamination, or if the property is contaminated, that it is cleaned up to a level that is protective of students and faculty who will occupy the new school. All proposed school sites must be suitable for residential land use, which is DTSC's most protective standard for children.



b) Wildfire**California Department of Forestry & Fire Protection (CAL FIRE)**

CAL FIRE is a state department dedicated to the fire protection and stewardship of over 31 million acres of California's privately-owned wildlands and emergency services in some of the state's counties. Prevention of large damaging fires is a priority of CAL FIRE. CAL FIRE is responsible for fire protection within State Responsibility Areas (SRAs). However, CAL FIRE has a contract with the County of Los Angeles for the LACFD to provide fire protection for State Responsibility areas within the County. While the LACFD provides initial response to fires within an SRA, CAL FIRE can assist when wildfires get out of control.

California Governor's Office of Emergency Services (Cal OES)

Cal OES is a department under the Governor's Office that responds to and addresses emergency risks, threats, and vulnerabilities. The Cal OES website notes that it is a "state-level homeland security and emergency management agency, charged with protecting California from all threats and hazards, whether natural or human-caused" and that the agency is "responsible for the coordination of overall state agency response to disasters, assuring the state's readiness to respond to, recover from all hazards and assisting local governments in their emergency preparedness, response, recovery and mitigation." The mission for Cal OES is, "We protect lives and property, build capabilities, and support our communities for a resilient California."⁸ This includes a Fire & Rescue division which coordinates the California Fire and Rescue Mutual Aid System.⁹ Some of the stated goals of Cal OES include:

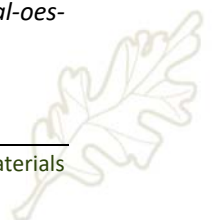
- Anticipate and enhance prevention and detection capabilities to protect our State from all hazards and threats.
- Strengthen California's ability to plan, prepare for, and provide resources to mitigate the impacts of disasters, emergencies, crimes, and terrorist events.
- Effectively respond to and recover from both human-caused and natural disasters.
- Enhance the administration and delivery of all state and federal funding, and maintain fiscal and program integrity.
- Strengthen capabilities in public safety communication services and technology enhancements.

Executive Order N-05-19

Executive Order N-05-19 was issued by Governor Gavin Newsom on January 9, 2019 in response to the deadliest and most destructive wildfire seasons in California's history in 2017 and 2018. The executive order directed CAL FIRE to consult with other state agencies and recommend actions to help prevent destructive wildfires. An emphasis was placed on focusing on California's most vulnerable communities. The Community Wildfire Prevention & Mitigation Report (Wildfire Prevention Report) was prepared in response to Executive Order N-05-19. The Wildfire Prevention Report identified 35 priority projects and

⁸ *Governor's Office of Emergency Services, About Cal OES, available at: <https://www.caloes.ca.gov/Cal-OES-Divisions/About-Cal-OES>.*

⁹ *Governor's Office of Emergency Services, Fire Operations, available at: <https://www.caloes.ca.gov/cal-oes-divisions/fire-rescue/fire-operations>.*



19 recommendations that can be immediately implemented to reduce public safety risk and protect vulnerable communities.¹⁰

California Building Code

The California Building Code is part 2 in Title 24 of the California Code of Regulations. The 2019 California Building Code, based off of the 2018 International Building Code, sets minimum safety requirements for buildings within the State of California. Requirements such as fire and smoke protection features, life safety systems, materials, and construction methods, and means of egress are described and discussed within the California Building Code requirements.¹¹

California Fire Code

The California Fire Code is part 9 in Title 24 of the California Code of Regulations. The 2019 California Fire Code, based off of the 2018 International Fire Code, sets minimum safety requirements to safeguard against fire hazards within the State of California. The California Fire Code establishes regulations relating to buildings, structures, processes, premises and a reasonable degree of life and property safeguards.¹²

Public Resources Code 4291

Public Resources Code 4291 provides that a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line.

3) Regional

a) Las Virgenes-Malibu Council of Governments – Multi-Jurisdictional Hazard Mitigation Plan

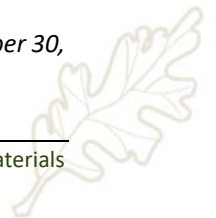
The cities of Agoura Hills, Calabasas, Hidden Hills, Malibu, and Westlake Village have decided to combine their efforts and participated in the composition of one multi-jurisdictional hazard mitigation plan. The five cities comprise the Las Virgenes–Malibu Council of Governments (LVMCOG). The cities are also an integral part of the Los Angeles County’s Disaster Management Area B. The LVMCOG Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) includes resources and information to assist residents of the region, public and private sector organizations, and others interested in participating in planning for hazards, including wildfire. The mitigation plan provides a list of activities that may assist the LVMCOG in reducing risk and preventing loss from future hazard events. The strategies address multi-hazard issues, as well as hazard specific activities for earthquakes, fires, flooding, landslide, windstorms, and terrorism.¹³ This plan meets the requirements of the Disaster Mitigation Act of 2000. By preparing this plan, the LVMCOG is

¹⁰ California Department of Forestry & Fire Protection, *Cooperative Efforts*, available at: <https://www.fire.ca.gov/programs/fire-protection/cooperative-efforts/>.

¹¹ International Code Council, *2019 California Building Code, Title 24, Part 2, Volume 1*, available at: <https://codes.iccsafe.org/content/chapter/15435/>.

¹² International Code Council, *2019 California Fire Code, Title 24, Part 9*, available at: <https://codes.iccsafe.org/content/chapter/15592/>.

¹³ *Las Virgenes-Malibu Council of Governments, Multi-Jurisdictional Hazard Mitigation Action Plan, September 30, 2018, page 1-6.*



eligible for federal mitigation funding after disasters and to apply for mitigation grants before disaster strikes.

4) Local

a) Los Angeles County Fire Department

As the Los Angeles County Certified Unified Program Agency (CUPA), the Los Angeles County Fire Department (LACoFD) has jurisdiction in all unincorporated and most incorporated areas in the county, including the City of Agoura Hills. Serving as the CUPA, LACoFD's Health Hazardous Material Division (HHMD) directly administers programs related to waste generation, hazardous materials inventories, and risk management. The HHMD's mission is to protect the public health and the environment throughout Los Angeles County from accidental releases and improper handling, storage, transportation, and disposal of hazardous materials and wastes through coordinated efforts of inspections, emergency response, enforcement, and site mitigation oversight. The Los Angeles County Department of Public Works is a participating agency under the LACoFD CUPA and implements the underground storage tank program.

b) Agoura Hills Municipal Code

Article III, Chapter 4 (General Hazards)

This chapter adopts Title 11, Health and Safety, Division 2, General Hazards, of the Los Angeles County Code as the general hazards ordinance of the City of Agoura Hills.

Article III, Chapter 6 (Emergency Organization)

The purpose of this chapter is to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency; the direction of emergency organization; and the coordination of emergency functions of this chapter with all other public agencies, corporations, organizations and affected private persons.

Article VIII, Chapter 4 (Safety Assessment Placards)

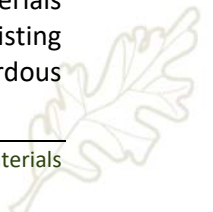
This chapter establishes standard safety assessment placards to be used to indicate the condition of a building or structure for continued occupancy after any natural or manmade disaster, hazard, fire, or other situation that could affect the safe occupancy of a building or structure in the City. The building official and his or her designated deputies are hereby authorized to post the appropriate safety assessment placard at each entry point to a building or structure upon the completion of a safety assessment. The provisions of this chapter are applicable to all buildings and structures of all occupancies in the City of Agoura Hills.

Article III, Chapter 1 (Fire Prevention)

This chapter adopts the 2019 edition of the Los Angeles Fire Code with some modifications. Fire protection is also addressed in Article VIII, Chapter 6 – Fire Protection Development Fee within the Municipal Code and states when a project shall pay a development fee for additional fire protection resources.

c) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to hazards/hazardous materials and wildfire, which would remain as part of the GPU. The GPU proposes no modification to these existing goals and policies. Newly created goals and policies that would be applicable to hazards/hazardous



materials and wildfire, are presented in Chapter III, Project Description, and discussed in the analysis below.

- Goal LU-5** **City Sustained and Renewed.** Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.
- Policy LU-5.1 Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings.
- Goal LU-14** **Mixed-Use.** Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills’ residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.
- Policy LU-14.5 Compatibility of Residential and Nonresidential Uses.** Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements.
- Goal LU-15** **Well-Designed and Attractive Business Parks.** Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.
- Policy LU-16.3 Buffering from Adjacent Properties.** Ensure that business park developments are positive additions to the City’s community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses.
- Goal U-2** **Wastewater System.** A wastewater collection and treatment system that supports existing and planned development and minimizes adverse effects to water quality.
- Policy U-2.3 Monitoring of Toxins.** Continue to monitor businesses or uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater.
- Policy U-2.6 Septic Tanks.** Educate septic tank owners about the proper use and maintenance of septic systems to prevent spills and other hazards.
- Goal U-4** **Solid Waste Collection and Disposal Operations.** Control and reduction of solid waste generation and disposal.
- Policy U-4.2 Diversion of Waste.** Require recycling, green recycling/composting, and waste separation to reduce the volume and toxicity of solid wastes sent to landfill facilities, with the objective of diverting nonhazardous waste



to a certified recycling processor, consistent with state mandates for landfill diversion.

Policy U-4.6 Hazardous Waste. Continue the collection programs that provide disposal of household hazardous waste and electronic items to City residents throughout the year.

Goal CS-6 Coordination of Fire and Emergency Services. Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community.

Policy CS-6.1 Support the Los Angeles County Fire Department. Continue to work with and support the Los Angeles County Fire Department to ensure adequate personnel, facilities, and infrastructure needs to maintain a high level of fire protection and emergency services within the City.

Policy CS-6.2 Coordination with Other Agencies. Coordinate with the Ventura County Fire Department and Los Angeles County Fire Department to provide assistance during emergency situations that require outside help.

Policy CS-6.3 Agoura Hills CERT. Support the efforts of the Agoura Hills Community Emergency Response Team (CERT).

Policy CS-6.4 Emergency Response. Continue to monitor emergency response to citywide disasters to determine if service improvements are needed.

Policy CS-6.5 Adequate Infrastructure. Continue to monitor the water pressure for fire suppression and evaluate and implement feasible solutions.

Policy CS-6.6 New Development. Require all new developments to implement measures to reduce the potential for fire hazards, including incorporating fire prevention suppression systems.

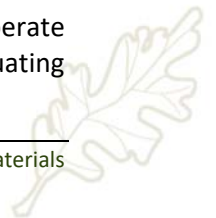
Goal S-1 Protection from Flood Hazards. Residents, workers, and visitors that are protected from flood hazards.

Policy S-1.3 Facility Use or Storage of Hazardous Materials. Require that all facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood zones comply with applicable standards of elevation, anchoring, and flood proofing, and that hazardous materials be stored in watertight containers.

Policy S-1.4 SEMS Plan. Ensure that the City's Standardized Emergency Management System (SEMS) Plan is evaluated annually and revised as required, that the current mitigation strategies addressing flood hazards are implemented, and that effective public outreach and education are included.

Goal S-3 Protection from Fire Hazards. Persons and property in Agoura Hills protected from urban and wildland fires.

Policy S-3.1 Coordination with the Los Angeles County Fire Department. Cooperate with the Los Angeles County Fire Department in periodically evaluating



services and service criteria to ensure that the City continues to receive adequate fire protection and prevention services.

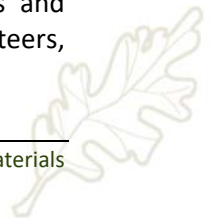
- Policy S-3.2 Wildfire Mitigation.** Coordinate with the Los Angeles County Fire Department on appropriate wildland fire mitigation.
- Policy S-3.3 New Development.** Continue to ensure that all new development incorporates current state, county, and City, fire safe building code requirements, as appropriate.
- Policy S-3.4 Fire Protection Systems.** Require all new commercial and multiple-unit residential developments to install fire protection systems, as required by the state and City buildings and fire codes, and encourage the use of automatic sprinkler systems in existing structures.
- Policy S-3.5 Funding.** Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by that particular development.
- Policy S-3.6 Fire Inspection.** Work with the County Fire Department to ensure an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.
- Policy S-3.7 SEMS Plan.** Incorporate and periodically review fire prevention and protection procedures in the City's Standardized Emergency Management Systems (SEMS) Plan.
- Policy S-3.8 Fire Department Review.** Continue review by the Los Angeles County Fire Department of proposed structures and developments within the community, as applicable, to assure adequacy of structural fire protection, access for fire fighting, water supply, and vegetation management.
- Policy S-3.9 Fuel Modification.** Ensure that new development complies with fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible, and encourage design that minimizes the need for fuel modification on public parklands, to the extent feasible.

Goal S-5 Protection from Hazardous Materials. Residents, visitors, property, and the natural environment in Agoura Hills are protected to the maximum extent feasible by the use, storage, or transport of hazardous materials.

- Policy S-5.1 Interjurisdictional Coordination.** Continue to coordinate with and support the Los Angeles County Sheriff's Department and Fire Department in carrying out inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures for Agoura Hills.
- Policy S-5.2 Hazardous Waste Collection.** Conduct frequent and convenient household hazardous waste round-ups.



- Policy S-5.3 Educate Residents/Businesses.** Educate residents and businesses regarding methods to reduce or eliminate the use of hazardous materials, including the disposal of household hazardous materials, including medications, batteries, e-waste, etc., and the use of safer nontoxic equivalents.
- Policy S-5.4 Hazardous Materials Regulation.** Work with relevant agencies regarding enforcement of applicable laws requiring all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, produce, or transport, and to notify the appropriate county, state, and federal agencies in the event of a violation.
- Policy S-5.5 Known Areas of Contamination.** Require proponents of projects in known areas of contamination from oil operations or other uses to perform comprehensive soil and groundwater contamination assessments, and undertake remedial procedures, as appropriate, prior to grading and development.
- Policy S-5.6 Siting of Sensitive Uses.** Protect sensitive uses, such as schools, medical facilities and hospitals, daycare facilities, eldercare facilities, and residential, from significant impacts from uses that generate, use, or store hazardous materials.
- Goal S-6 Preparation for Natural or Manmade Disasters.** Effective emergency response to natural or human-induced disasters that minimize the loss of life and damage to property, and also reduce disruptions in the delivery of vital public and private services during and following a disaster.
- Policy S-6.1 The SEMS Plan.** Maintain and implement the Standardized Emergency Management System (SEMS) Plan to address disasters, such as earthquakes, flooding, hazardous material spills, epidemics, fires, extreme weather, accidents, and terrorism.
- Policy S-6.2 Post-Disaster Response.** Plan for the continued function of critical facilities following a major disaster to help prevent major problems during post-disaster response, such as evacuations, rescues, large numbers of injuries, and major cleanup operations.
- Policy S-6.3 Emergency and Disaster Preparedness Exercises.** Coordinate with Los Angeles County and other jurisdictions to conduct emergency and disaster-preparedness exercises to periodically test operational and emergency plans.
- Policy S-6.4 Mutual Aid Agreements.** Continue to participate in mutual-aid agreements to ensure adequate resources, facilities, and other support for emergency response.
- Policy S-6.5 Education Programs.** Sponsor and support educational programs regarding emergency response, disaster preparedness protocols and procedures, and disaster risk reduction for City residents and volunteers, and provide ongoing training for City staff.



3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to hazards and hazardous materials. Specifically, the Guidelines state that the proposed project may have an adverse significant hazards and hazardous materials impact if it would:

- 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;
- d) Be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- 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 and would result in a safety hazard or excessive noise for people residing or working in the project area;
- f) Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan; or
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

In addition, in compliance with Appendix G of the State CEQA Guidelines, the proposed Project may have an adverse significant impact related to wildfire if located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones and the project would:

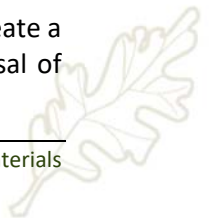
- h) Substantially impair an adopted emergency response plan or emergency evacuation plan;
- i) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- j) Require the installation or maintenance of associated infrastructure (such as roads, fuels breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- k) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

B. Project Impacts and Mitigation Measures

Impact F-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that implementation of the General Plan 2010 would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of



hazardous materials. Although introduction of new land uses and buildout of the City could increase the use of hazardous materials, compliance with applicable federal, state, and City regulations, and the General Plan Update goals and policies would reduce the potential impacts associated with hazardous materials use to less-than-significant levels.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Specific residential development projects on the housing opportunity sites that would be supported by the GPU are not currently known, and, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. However, residential uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials. Typical hazardous materials associated with residential uses include paints and solvents, landscaping pesticides, and cleaning solutions. However, existing federal, state, and local regulations and policies and manufacturer’s suggestions for the proper use, storage, and disposal of household hazardous materials would continue to apply to new development under the GPU. No uniquely hazardous uses or uses that would require substantially different or larger amounts of hazardous materials are anticipated or proposed under the GPU. Furthermore, General Plan Goal LU-5, City Sustain and Renewed; Policy LU-5.1, Sustainable Building Practices; Goal LU-14, Mixed-Use; Policy LU-14.5, Compatibility of Residential and Nonresidential Uses; Goal LU-15, Well-Designed and Attractive Business Parks; Policy LU-16.3, Buffering from Adjacent Properties; Goal U-2, Wastewater System; Policy U-2.3, Monitoring of Toxins; Policy U-2.6, Septic Tanks; Goal U-4, Solid Waste Collection and Disposal Operations; Policy U-4.2, Diversion of Waste; Policy U-4.6, Hazardous Waste; Goal S-1, Protection from Flood Hazards; Policy S-1.3, Facility Use or Storage of Hazardous Materials; Policy S-1.4, SEMS Plan; Goal S-5, Protection from Hazardous Materials; Policy S-5.1, Interjurisdictional Coordination; Policy S-5.2, Hazardous Waste Collection; Policy S-5.3, Educate Residents/Businesses; Policy S-5.4, Hazardous Materials Regulations; Policy S-5.5, Known Areas of Contamination; Policy S-5.6, Siting of Sensitive Uses; Goal S-6, Preparation for Natural or Manmade Disasters; Policy S-6.1, The SEMS Plan; Policy S-6.2, Post-Disaster Response; Policy S-6.3, Emergency and Disaster Preparedness Exercises; Mutual Aid Agreements; and Policy S-6.5, Education Programs, would continue to reduce impacts related to the transport, use, and disposal of hazardous materials within the City through proper siting and monitoring of hazardous material use and preparation and response to spills or leaks. As such, additional residential development within the City, including “by-right” development that would not be subject to prior environmental evaluation under CEQA, would not be expected to create a significant hazard to the public or the environment related to hazardous materials.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element



is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No hazardous materials impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would transport, use, or dispose of hazardous materials.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

Mitigation Measures:

None required.

Impact F-2: Would the project 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?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that implementation of the General Plan 2010 would not create a significant hazard to the public or the environment through the release of hazardous materials, as existing federal, state, and local regulations are in place to prevent accident conditions during both construction and operational activities and require timely response in the event that releases do occur. As such, the General Plan 2010 EIR found that significant impacts related to the release of hazardous materials into the environment would be less than significant.

GPU Impact

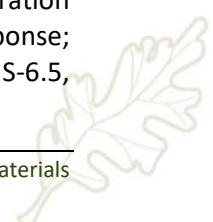
Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.



With regard to construction, while specific development projects are not associated with the GPU, it is assumed that some older buildings could be demolished as uses are redeveloped according to the proposed land use plan. With that activity, construction workers and nearby residents and/or workers could potentially be exposed to airborne lead-based paint dust, asbestos fibers, and/or other contaminants. However, federal and state regulations govern the renovation and demolition of structures where materials containing lead and asbestos are present. These requirements include: SCAQMD Rules and Regulations pertaining to asbestos abatement (including Rule 1403), Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations, Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the State Department of Health Services. In addition, Cal/OSHA has regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. As detailed in the Existing Setting discussion, although sites throughout the City have been identified on regulatory databases tracking hazardous materials use, emissions, and releases, no violations have been identified for any active site or permit and all previous release cases have undergone cleanup to the satisfaction of regulatory agencies and been granted case closures. Furthermore, any new development occurring on these documented hazardous materials sites would be preceded by remediation and cleanup under the supervision of the DTSC before construction activities could begin. In addition, if groundwater contamination is identified, remediation activities would be required by the LARWQCB prior to the commencement of new construction activities. Additional regulations and best management practices for the proper use, storage, and disposal of hazardous materials required for construction (fuels, oils/grease, paints, and solvents) would also be established in the stormwater pollution prevention measures required by the National Pollutant Discharge Elimination System (NPDES) permit. Finally, General Plan Goal S-5, Protection from Hazardous Materials; Policy S-5.4, Hazardous Materials Regulations; Policy S-5.5, Known Areas of Contamination; Goal S-6, Preparation for Natural or Manmade Disasters; and Policy S-6.1, The SEMS Plan, would continue to reduce impacts associated with the release of hazardous materials into the environment through enforcement of hazardous materials storage laws, comprehensive soil and groundwater assessment in areas of contamination, and coordination of cleanup of spills.

With regard to operation, as discussed previously, residential uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials and existing federal, state, and local regulations and policies and manufacturer's suggestions for the proper use, storage, and disposal of household hazardous materials would continue to apply to new development under the GPU through the implementation of established safety practices, procedures, and reporting requirements. No uniquely hazardous uses or uses that would require substantially different or larger amounts of hazardous materials are anticipated or proposed under the GPU. Furthermore, General Plan Goal LU-5, City Sustain and Renewed; Policy LU-5.1, Sustainable Building Practices; Goal LU-14, Mixed-Use; Policy LU-14.5, Compatibility of Residential and Nonresidential Uses; Goal LU-15, Well-Designed and Attractive Business Parks; Policy LU-16.3, Buffering from Adjacent Properties; Goal U-2, Wastewater System; Policy U-2.3, Monitoring of Toxins; Policy U-2.6, Septic Tanks; Goal U-4, Solid Waste Collection and Disposal Operations; Policy U-4.2, Diversion of Waste; Policy U-4.6, Hazardous Waste; Goal S-1, Protection from Flood Hazards; Policy S-1.3, Facility Use or Storage of Hazardous Materials; Policy S-1.4, SEMS Plan; Goal S-5, Protection from Hazardous Materials; Policy S-5.1, Interjurisdictional Coordination; Policy S-5.2, Hazardous Waste Collection; Policy S-5.3, Educate Residents/Businesses; Policy S-5.4, Hazardous Materials Regulations; Policy S-5.5, Known Areas of Contamination; Policy S-5.6, Siting of Sensitive Uses; Goal S-6, Preparation for Natural or Manmade Disasters; Policy S-6.1, The SEMS Plan; Policy S-6.2, Post-Disaster Response; Policy S-6.3, Emergency and Disaster Preparedness Exercises; Mutual Aid Agreements; and Policy S-6.5,



Education Programs, would continue to reduce impacts related to the transport, use, and disposal of hazardous materials within the City through proper siting and monitoring of hazardous material use, and preparation for and response to spills or leaks.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No hazardous materials impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would release hazardous materials into the environment.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not 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 and impacts would be less than significant.

Mitigation Measures:

None required.

Impact F-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR found that implementation of the General Plan Update has the potential to emit hazardous emissions or handle hazardous materials within 0.25-mile of schools. However, adherence to the General Plan Update goals and policies and City, state, and federal regulations would result in a less-than-significant impact.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential



development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Although no specific development is proposed as part of the GPU, sites that have been identified for potential future housing development are located within 0.25-mile of existing schools. Specifically, Site O, Site P, and Site Q are located within 0.25-mile of Willow Elementary School (29026 Laro Drive); Site Q is located within 0.25-mile of Sumac Elementary School/Mariposa School of Global Education (6050 Calmfield Avenue); Site L and Site R are located within 0.25-mile of Born Learners School (28348 Agoura Road); and Site F, Site H, Site L, and Site R are located within 0.25-mile of Montessori School of Agoura (28124 W. Driver Avenue). However, as discussed previously, residential uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials and existing federal, state, and local regulations and policies and manufacturer's suggestions for the proper use, storage, and disposal of household hazardous materials would continue to apply to new development under the GPU through the implementation of established safety practices, procedures, and reporting requirements. No uniquely hazardous uses or uses that would require substantially different or larger amounts of hazardous materials are anticipated or proposed under the GPU. As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not emit hazardous emissions or handle hazardous materials proximate to schools. Furthermore, existing General Plan Goal S-5, Protection from Hazardous Materials; Policy S-5.1, Interjurisdictional Coordination; Policy S-5.2, Hazardous Waste Collection; Policy S-5.3, Educate Residents/Businesses; Policy S-5.4, Hazardous Materials Regulations; Policy S-5.5, Known Areas of Contamination; Policy S-5.6, Siting of Sensitive Uses; Goal S-6, Preparation for Natural or Manmade Disasters; Policy S-6.1, The SEMS Plan; Policy S-6.2, Post-Disaster Response; Policy S-6.3, Emergency and Disaster Preparedness Exercises; Mutual Aid Agreements; and Policy S-6.5, Education Programs, would continue to reduce impacts related to the handling and emissions of hazardous materials within the City through proper siting and monitoring of hazardous material use, and preparation for and response to spills or leaks.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No hazardous materials impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would emit hazardous emissions or handle hazardous materials.



Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, impacts to schools related to hazardous emissions and handling of hazardous materials would be less than significant for the GPU.

Mitigation Measures:

None required.

Impact F-4: Would the project be located on a site which is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that implementation of the General Plan 2010 could place uses on sites that are included on databases of hazardous materials site. However, adherence to federal and state regulations for site assessment and remediation/cleanup would result in a less-than-significant impacts.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

As detailed in the existing setting discussion, Site G, Site J, Site K, Site N, Site N, Site O, Site P, and Site Q are listed on environmental regulatory databases that track hazardous materials permits, emissions, disposal, transport, and releases. However, no violations have been reported in conjunction with any of the listings and all cases of releases have been remediated/cleaned up to the satisfaction of applicable regulatory oversight agencies and been granted case closure. Any new development, including “by-right” development that would not be subject to site-specific environmental review under CEQA, occurring on these documented hazardous materials sites would be preceded by remediation and cleanup under the supervision of the DTSC before construction activities could begin. In addition, if groundwater contamination is identified, remediation activities would be required by the LARWQCB prior to the commencement of new construction activities. Furthermore, existing General Plan Policy S-5.5, Known Areas of Contamination, would continue to require comprehensive soil and groundwater assessment and remediation of such conditions prior to grading and development. As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not create a significant hazard as a result of potential development Site’s listings on environmental databases.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element



is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No hazardous materials impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would be located on hazardous materials sites.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, impacts from the GPU related to placement of development on sites that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 would be less than significant.

Mitigation Measures:

None required.

Impact F-5: 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 or excessive noise for people residing or working in the project area?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that no impacts related to proximity to airports would occur as the City of Agoura Hills is not located within an airport land use plan or within two miles of an airport.

GPU Impact

No new airports have been located near the City since the preparation of the General Plan 2010 EIR. The closest airport is Van Nuys Airport, approximately 15 miles to the northeast. As such, future development under the GPU would not be located within an airport land use plan or within two miles of an airport.

Comparison of Significance to the General Plan 2010 EIR

Similar to the General Plan 2010 EIR findings, implementation of the GPU would not result in a safety hazard or excessive noise related to airports and no impact would occur.

Mitigation Measures:

None required.



Impact F-6: Would the project impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?

Impact F-7: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR did not specifically analyze Impact F-7 as this Checklist Question was added subsequent to the publication of the General Plan 2010 EIR. However, the General Plan 2010 EIR did analyze Impact F-6 and determined that adherence to existing hazard and emergency response guidance and protocols as well as implementation of General Plan goals and policies would ensure that no impacts to emergency response or emergency evacuation plans would occur as a result of implementation of the General Plan 2010 because no emergency response or evacuation plans have been adopted for the City.

GPU Impact

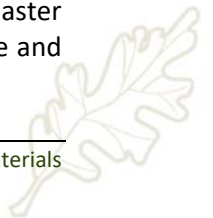
Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Implementation of the GPU would result in additional residential population and corresponding traffic within the City associated with the housing opportunity sites, which could increase emergency response times and impede emergency evacuation. The GPU would also allow for increased residential density within existing mixed-use districts. Although specific developments and future proposed densities are not currently known, increasing the opportunities for residential units on the same locations as commercial services would likely reduce the need for off-site trips for goods and services, resulting in fewer automobiles on the roadway that could impede emergency access in the community compared to a solely residential project.

Nonetheless, no emergency response plans or emergency evacuation plans have been adopted by the City; therefore, no conflicts with such plans would occur under the GPU.

Existing General Plan Goal CS-6, Coordination of Fire and Emergency Services; Policy CS-6.1, Support the Los Angeles County Fire Department; Policy CS-6.2, Coordination with Other Agencies; Policy CS-6.3, Agoura Hills CERT; Policy CS-6.4, Emergency Response; Policy S-5.1, Interjurisdictional Coordination; Goal S-6, Preparation for Natural or Manmade Disasters; Policy S-6.1, The SEMS Plan; Policy S-6.2, Post-Disaster Response; Policy S-6.3, Emergency and Disaster Preparedness Exercises; Policy S-6.4, Mutual Aid Agreements; and Policy S-6.5, Education Programs, would continue to improve emergency response and evacuation within the City through adequate planning and mitigation of disasters and emergencies, as well as coordination of response agencies. In addition, proposed new General Plan Policy, S-3.9, Disaster Communication, and Policy S-3.11, Emergency Access, would further improve emergency response and



evacuation by improving disaster communication with other public agencies and ensuring that new development has adequate emergency access in accordance with LACoFD standards and adequate identification. Proposed Policy S-3.10 requires the City to prepare an emergency evacuation plan. Such a plan would be prepared consistent with the GPU and anticipated growth in housing.

Since the emergency response/evacuation plans would be prepared as a GPU implementation measure, consistent with the GPU and anticipated growth in housing, and no such plans currently exist, no conflicts with such plans would occur with the GPU. To this end, proposed new General Plan Policy S-1.11, Flooding Emergency Evacuation Plan, and Policy S-3.10, Emergency Evacuation, would require the City to plan for emergency evacuation, including identifying evacuation standards and maintaining adequate departure paths, especially in areas that do not have at least two emergency evacuation routes, and developing an evacuation notification system.

Although no emergency response or evacuation plans have been adopted by the City, the City's Emergency Operations Center currently serves to keep citizens informed and prepared for any emergency, coordinates resources during an emergency, and provides relief after an emergency. The goal of the Emergency Operations Center personnel is to save lives and protect property by developing programs and emergency operational capabilities in the event of a natural or manmade disaster. In an emergency, such as a wildfire, the City of Agoura Hills staff operate the Emergency Operations Center (EOC) in collaboration with Los Angeles County public safety personnel.¹⁴ The EOC serves as the main "hub" for information and to request and disseminate resources as needed. The City of Agoura Hills also provides a service to notify residents and businesses within a given geographic area of important emergency information, such as evacuation orders, by sending voicemail and/or email messages to residents within minutes including specific information about time-sensitive or common-interest issues such as emergencies and local matters.¹⁵ These alerts are sometimes referred to as "reverse 9-1-1" calls. Similarly, Alert LA County is a free mass notification system used by the Sheriff's Department to contact Los Angeles County residents and businesses in the event of an emergency or disaster. The system sends shelter-in-place instructions, evacuation, and other emergency messages.¹⁶

Training for residents and employees within the City would continue through the CERT program. Through the EOC and CERT program, the City and other relevant agencies would continue to plan, prepare, and train for emergency response in the City. In addition, the Las Virgenes–Malibu Council of Governments (LVMCOG) Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) provides guidance for the City's response to emergency situations associated with natural and manmade disasters. The MJHMP provides a list of activities that may assist participating LVMCOG jurisdictions, including the City, in reducing risks and preventing loss from future hazard events. The strategies address multi-hazard issues, as well as hazard specific activities for earthquakes, fires, flooding, landslide, windstorms, and terrorism. The MJHMP would continue to be updated to encompass and account for changing conditions within the City, including additional future development. As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not interfere with emergency response or evacuation plans.

¹⁴ *City of Agoura Hills, Emergency Services, available at: <http://www.ci.agoura-hills.ca.us/department/city-manager/emergency-services>.*

¹⁵ *City of Agoura Hills, Sign Up for Emergency Messages, available at: <https://www.ci.agoura-hills.ca.us/i-want-to/sign-up/connect-cty>.*

¹⁶ *County of Los Angeles, Alert LA County Sign up for Emergency Alerts, available at: <https://www.lacounty.gov/emergency/alert-la/>.*



Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts to emergency response or evacuation plans would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

Since there is no current emergency evacuation plan Citywide, these policies would not interfere with such a plan. These policies also do not propose any development that would interfere with any future emergency response or evacuation plans to be prepared and would instead guide and improve the City's preparation and response efforts to emergencies. Specifically, proposed new General Plan Policy S-1.11, Flooding Emergency Evacuation Plan, and Policy S-3.10, Emergency Evacuation, would require the City to plan for emergency evacuation, including identifying evacuation standards and maintaining adequate departure paths, especially in areas that do not have at least two emergency evacuation routes, and developing an evacuation notification system. In addition, proposed new General Plan Policy, S-3.9, Disaster Communication, and Policy S-3.11, Emergency Access, would further improve emergency response and evacuation by improving disaster communication with other public agencies and ensuring that new development has adequate emergency access in accordance with LACoFD standards and adequate identification. Furthermore, proposed new General Plan Policy M-1.10, Transportation Demand Management, and Policy M-6.7, Vehicle Miles Traveled, require development projects to analyze and reduce vehicle miles traveled (VMT) consistent with state and regional goals. A key component of VMT reduction strategies is to encourage the development of mixed-use residential-commercial developments, which can reduce off-site automobile trips and, in turn, reduce roadway congestion that hinders emergency vehicle response.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, and similar to the 2010 EIR, implementation of the GPU would not impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan, as no such plans have been adopted. Therefore, no impacts would occur. In addition, existing and proposed General Plan goals and policies would serve to improve emergency response and evacuation conditions within the City to prevent conflicts with future emergency response and evacuation plans. The creation of a future emergency evacuation plan pursuant to the GPU proposed Policy S-3.11 would be required to be consistent with the GPU, including development proposed on the housing opportunity sites.

Mitigation Measures:

None required.



Impact F-8: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Impact F-9: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Impact F-10: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Impact F-11: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR did not specifically analyze Impact F-9, Impact F-10, or Impact F-11 as these Checklist Questions were added subsequent to the publication of the General Plan 2010 EIR. However, the General Plan 2010 EIR did analyze Impact F-8 and determined that implementation of the General Plan 2010 could expose people and structures to risks involving wildland fires. However, adherence to regulations pertaining to property maintenance and proposed General Plan 2010 goals and policies would ensure that associated impacts would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The GPU is a planning tool used to guide future development within the City and no specific development is currently proposed, including at the identified housing sites. Future development that would be supported by the GPU would be required to evaluate and address wildfire impacts as part of the normal environmental review under CEQA. However, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Potential impacts related to wildfire that could occur under such “by-right” development are evaluated below.

Because all identified housing sites are located within the VHFSZ with the exception of Site D, Site O, Site Q, and portions of Site L and Site P, it is likely that future development that would be supported by the GPU would locate people and structures within the VHFSZ, potentially exposing them to risks associated with wildfire. Accordingly, property owners would be required to implement and maintain required fire

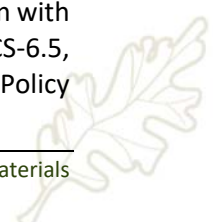


hazard reduction measures pursuant to state, regional, and local regulations for defensible space. Compliance with such requirements would be ensured through annual inspections by LACoFD and through the City building permit process. Defensible space and fire prevention requirements serve to reduce the risk of exposing people or structures to fire hazards and would not exacerbate wildfire risks or contribute to the uncontrolled spread of wildfire. The potential impacts to site-specific biological resources associated with defensible space and fuel modification would be evaluated at the time specific projects are proposed under the normal environmental review under CEQA. For “by-right” projects not subject to environmental review under CEQA, as detailed in **Section IV.C, Biological Resources**, applicants must prepare a biological report to include discussion and mapping of existing and possible wildlife and plant species at the housing sites, as well as appropriate measures and compensation to address impacts, including from the proposed development and associated defensible space/fuel modification activities required by LACoFD.

All potential housing sites are located within developed areas of the City that are served by existing infrastructure, including roads, emergency water sources, power lines, and other utilities. Development at the housing sites would not require the installation of overhead high voltage electric transmission wires, or other utility infrastructure, fuel breaks, or emergency water sources on undeveloped lands outside of the proposed development areas. Any required onsite extension of utilities, including electrical power lines or other distribution infrastructure, required to serve new development to existing off-site supply infrastructure would be conducted by or under the approval and supervision of service providers in order to ensure that installation is to code and would not exacerbate fire risk. Potential temporary and ongoing environmental impacts associated with the installation of such facilities and infrastructure is evaluated as part of the normal construction considerations in **Section IV.N, Utilities and Services Systems**. As detailed there, impacts associated with the installation of utility infrastructure would be less than significant.

With the exception of Site D, Site F, Site I, Site M, and Site S, none of the identified potential sites are located in areas of steeply sloping topography that would put adjacent areas at risk for flooding or landslides as a result of post-fire conditions. However, with regard to Site D, Site F, Site I, Site M, and Site S, which contain steep slopes, as detailed in **Section IV.E, Geology and Soils**, and **Section IV.G, Hydrology and Water Quality**, future development would be subject to state, regional, and local regulations and requirements to retain runoff and prevent drainage changes that would increase the rate of runoff from the housing sites. In addition, future “by-right” development would be required to prepare geotechnical reports evaluating site-specific soil conditions, including the potential for ground movement, and develop project-specific slope stabilization to the satisfaction of the Building Official. Applicants must also prepare drainage analyses and hydrology studies to address any drainage or hydrology constraints of the sites (see Section III. Project Description for these standards). Furthermore, residential land uses are not typically associated with the transport, use, or disposal of substantial amounts of hazardous materials that would be released during a fire or during fire-fighting activities.

All future development proposed for the housing sites would be required to be constructed to current fire safety codes that regulate types of building materials and structure design, sprinkler installation, access for emergency vehicles and personnel, fire flow water pressure, hydrant placement, and defensible space/landscaping. In addition, pursuant to the application submittal requirements for the City, all “by-right” projects proposed for the housing sites would be required to prepare a site-specific Fire Protection Plan per the City standards for Preparing a Site Specific Fire Protection Plan and incorporate all site design, structural requirements, and fire-prevention measures contained therein (per proposed Policy S-3.21, noted further below). Existing General Plan General Plan Goal CS-6, Coordination of Fire and Emergency Services; Policy CS-6.1, Support the Los Angeles County Fire Department; Policy CS-6.2, Coordination with Other Agencies; Policy CS-6.3, Agoura Hills CERT; Policy CS-6.4, Emergency Response; Policy CS-6.5, Adequate Infrastructure; Policy CS-6.6, New Development; Goal S-3, Protection from Fire Hazards; Policy



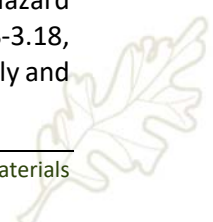
S-3.1, Coordination with the Los Angeles County Fire Department; Policy S-3.2, Wildfire Mitigation; Policy S-3.3, New Development; Policy S-3.4, Fire Protection Systems; Policy S-3.5, Funding; Policy S-3.6, Fire Inspection; Policy S-3.7 SEMS Plan; Policy S-3.8, Fire Department Review; and Policy S-3.9, Fuel Modification, would continue to reduce impacts associated with wildfire within the City by ensuring adequate personnel, facilities, infrastructure, and funding for fire protection, as well as requiring adequate site and project design pursuant to building and fire codes and defensible space standards. In addition, proposed new General Plan Policy S-3.9, Disaster Communication; Policy S-3.10, Emergency Evacuation; Policy S-3.11, Emergency Access; Policy S-3.12, Fuel Load; Policy S-3.13, Public Education; Policy S-3.14, Siting of Critical Facilities and Infrastructure; Policy S-3.15, Local Hazard Mitigation Plan; Policy S-3.16, Building Code; Policy S-3.17, Communication Systems; Policy S-3.18, Maintain Availability of Fire Hazard Maps; Policy S-3.19, Home Hardening; Policy S-3.20, Water Supply and Fire Flow; Policy S-3.21, Site Specific Fire Protection; and Policy S-3.22, Existing Non-Conforming Development; would serve to further improve the City's ability to avoid and respond to wildfire through improved planning, reduced susceptibility, increased community education and communication, and additional evaluation and fire-prevention requirements for the VHFHSZ.

Furthermore, development projects, including "by-right" projects, would also be required to prepare a landscape plan to be reviewed and approved by the Fuel Modification Unit of the LACoFD. Proposed new General Plan Goal S-3.a, Limiting Fire Hazards; Policy S-3.a.1, Fuel Modification; Policy S-3.a.2, Vegetation Management; and Policy S-3.a.3, Fire Appropriate Planting, would also reduce fire hazards related to vegetation.

With implementation of the hazard reduction standards and the fire hazard policies in the Community Safety Element, particularly preparation of the Site Specific Fire Protection Plan for "by-right" projects, updates to the Housing Element and related updates to the Community Conservation and Development Element would not expose people or structures to significant risk involving wildfires.

Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No wildfire impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would expose people or structures to a risk of wildland fire. Furthermore, updates to the Community Safety Element would further reduce risks associated with such risks within the City. Specifically, proposed new General Plan Policy S-3.9, Disaster Communication; Policy S-3.10, Emergency Evacuation; Policy S-3.11, Emergency Access; Policy S-3.12, Fuel Load; Policy S-3.13, Public Education; Policy S-3.14, Siting of Critical Facilities and Infrastructure; Policy S-3.15, Local Hazard Mitigation Plan; Policy S-3.16, Building Code; Policy S-3.17, Communication Systems; Policy S-3.18, Maintain Availability of Fire Hazard Maps; Policy S-3.19, Home Hardening; Policy S-3.20, Water Supply and



Fire Flow; Policy S-3.21, Site Specific Fire Protection; and Policy S-3.22, Existing Non-Conforming Development; would serve to further improve the City's ability to avoid and respond to wildfire through improved planning, reduced susceptibility, increased community education and communication, and additional evaluation and fire-prevention requirements for the VHFHSZ. In addition, proposed new General Plan Goal S-3.a, Limiting Fire Hazards; Policy S-3.a.1, Fuel Modification; Policy S-3.a.2, Vegetation Management; and Policy S-3.a.3, Fire Appropriate Planting, would also reduce fire hazards related to vegetation.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, and similar to the 2010 EIR, implementation of the GPU would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, nor wildland fire hazards related to slope stability, flooding, installation of infrastructure, landslides and drainage, and impacts would be less than significant.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2010 EIR Impact Conclusions

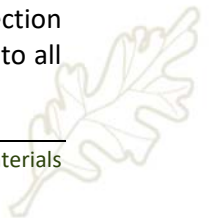
The General Plan 2010 EIR found that, with adherence to applicable federal, state, and local regulations governing hazardous materials and compliance with the goals and policies of the General Plan 2010 regarding such materials, impacts related to hazardous materials would be less than significant. In addition, the General Plan 2010 EIR found that because future development would be required to follow special state and local codes regarding maintenance guidelines for the prevention of wildfires, associated impacts would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. The geographic scope for considering cumulative impacts to hazards and hazardous materials is generally site-specific rather than cumulative in nature because each project site has different hazardous considerations that would be subject to regulatory oversight. Cumulative development could occur on properties listed on hazardous materials sites or involve the demolition of existing structures, which may contain hazardous materials such as lead-based paint and asbestos. Various regulations and guidelines pertaining to abatement of, and protection from, exposure to asbestos and lead have been adopted for demolition activities and would apply to all



new development in the City and County. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards. In addition, as discussed under Impact F-1, housing development accommodated by the GPU that would be expected to increase the potential for accidents involving hazardous materials and businesses that transport or use hazardous materials throughout the City, would be subject to applicable federal, state, and local regulations. In addition, impacts related to the disturbance of contaminated sites by future development would be localized in nature as existing regulations require immediate reporting and cleanup of spills or other releases. Therefore, although Citywide growth could increase the overall potential for accidents involving hazardous materials, considering the protection granted by local, state, and federal agencies and their requirements for the use of hazardous materials in the region, as discussed above, the overall cumulative impact would be less than significant. Furthermore, the continued implementation of existing General Plan goals and policies related to hazardous materials, inclusive of proposed revisions to existing goals and policies under the GPU, together with proposed new goals and policies related to hazardous materials under the GPU would reduce any associated impacts within the City of Agoura Hills to a less-than-significant level. For these reasons, the incremental effect of the GPU related to hazardous materials would not be cumulatively considerable and cumulative impacts would be less than significant.

The geographic area to analyze cumulatively considerable impacts to emergency response or evacuation includes the City and adjacent communities that could be affected by emergencies requiring large-scale evacuations, including wildfires. However, as detailed in response to Impact F-6 and Impact F-7, no emergency response or evacuation plan has been adopted for the City. As such, no cumulative impacts to such plans could occur. Proposed new General Plan Policy S-1.11, Flooding Emergency Evacuation Plan, and Policy S-3.10, Emergency Evacuation, would require the City to plan for emergency evacuation, including identifying evacuation standards and maintaining adequate departure paths, especially in areas that do not have at least two emergency evacuation routes, and developing an evacuation notification system. The continued implementation of existing General Plan goals and policies regarding adequate emergency access and response, together with the implementation of proposed new General Plan policies would guide and improve the City's preparation and response efforts to emergencies to ensure that future development does not significantly impacts emergency response within the City. Because no emergency response or evacuation plans have been adopted for the City and, accordingly, no impacts to such plans would occur as a result of the GPU, the GPU's contribution to cumulative impacts to emergency response and evacuation plans would not be considerable and no impacts would occur. Moreover, GPU implementation includes the preparation of a citywide emergency evacuation plan, which would consider development accommodated under the GPU, and therefore the GPU would not contribute to cumulative impacts.

The geographic area to analyze cumulatively considerable wildfire impacts includes the City and immediately adjacent areas that could be affected by wildfires. Opportunities for development unrelated to the GPU to occur in or near the SRA or VHFHSZ would be limited by such factors as zoning and topography. In the event that development under the GPU occurs in or near the SRA or a VHFHSZ, the risk of wildfire ignition due to construction or occupation of the development would be minimized by existing state and local fire safety regulations. Additionally, the potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes would be reduced by applicable state and local fire safety regulations. The potential for impacts from individual developments is site-specific and depends on the location and nature of each individual development proposal. All future development projects, including housing development accommodated under the GPU, would continue to be subject to existing state and local requirements pertaining to wildfire, such as defensible space, site design and access, and building materials. The continued implementation of existing General Plan goals and policies would reduce impacts



related to wildfire within the City to less-than-significant levels. In addition, implementation of the development standard requirement of a Site-Specific Fire Protection Plan for all “by-right” ministerial projects would ensure that the contribution of housing development under the GPU to cumulative impacts related to wildfire would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas; therefore, no potential for cumulative impacts related to hazardous materials or wildfire exists. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts related to hazardous materials or wildfire would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites.

Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to hazardous materials or wildfire. Furthermore, proposed new General Plan goals and policies would further reduce hazardous materials and wildfire impacts within the City. Accordingly, no cumulative impacts related to hazardous materials or wildfire would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not result in cumulative impacts related to hazardous materials or wildfire.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan 2010 EIR, all impacts would be reduced to less-than significant levels. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

G. HYDROLOGY AND WATER QUALITY

1. INTRODUCTION

This section evaluates the impacts of the General Plan Update associated with hydrology and water quality within the City of Agoura Hills. Existing data sources used to prepare this section were taken from the California Department of Water Resources (DWR), California's Groundwater (Bulletin 118) Update 2020, the Malibu Creek Watershed Enhanced Watershed Management Program Group's Enhanced Watershed Management Program (EWMP) for Malibu Creek Watershed, and the Las Virgenes-Malibu Council of Governments (LVMCOG)'s Watershed Management Area Plan for the Malibu Creek Watershed.

A. General Plan 2010 EIR Analysis and Conclusions

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could result in an increase in pollutants in stormwater and wastewater. However, with compliance with federal, state, and local regulations, water quality standards and waste discharge requirements would not be violated and water quality would not be otherwise degraded. Furthermore, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would reduce the risk of water degradation within the City during both construction and operation of development projects. Therefore, the General Plan 2010 EIR found that impacts related to water degradation would be less than significant.

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could create additional impervious surfaces. However, areas targeted for new development are minimal and the groundwater basin would continue to be recharged by percolation in the significant amount of undeveloped open space throughout the City. In addition, any necessary dewatering during construction would be temporary and minimal and water supply would continue to be provided from imported water. Furthermore, the City does not rely on groundwater for water supply. Therefore, the General Plan 2010 EIR found that impacts to groundwater supplies would be less than significant.

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could alter the existing drainage pattern of portions of the City; however, compliance with the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Construction Activity Stormwater Permit, and NPDES Municipal Separate Storm System (MS4) regulations, would require the prevention of erosion during both construction and operation. Furthermore, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would reduce the risk of erosion and siltation within the City during both construction and operation of development projects. Therefore, the General Plan 2010 EIR found that impacts related to erosion would be less than significant.

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could alter the existing drainage pattern of the City, primarily within areas of substantial vacant land containing drainages and hillsides, which could result in flooding, exceedance of drainage capacities, or polluted runoff. However, minimal alteration of drainages and creeks would occur and would be subject to the requirements of the California Department of Fish and Wildlife's (CDFW)'s Streambed Alteration regulations and the related requirements of the United States Army Corps of Engineers (USACOE) and the Regional Water Quality Control Board (RWQCB). In addition, development would be subject to the stormwater control and pollution prevention requirements of the NPDES Permit requirements and MS4

regulations. Furthermore, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would address flood protection, improve the storm drain system, minimize impervious surfaces, and implement best management practices (BMPs) to protect water bodies. Therefore, the General Plan 2010 EIR found that impacts related to flooding, storm drain capacity, and polluted runoff would be less than significant.

The General Plan 2010 EIR determined that increases in stormwater runoff resulting from future development in accordance with the General Plan 2010 could require expansion or construction of storm drain facilities. However, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that require evaluation of storm drain facilities and construction of required upgrades prior to development and would be evaluated on a case-by-case basis as projects are proposed in the future. Therefore, the General Plan 2010 EIR found that impacts related to the expansion or construction of storm drain infrastructure would be less than significant.

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could place housing within flood hazard zones. However, future development would be subject to the City's Floodplain Ordinance and Federal Emergency Management Agency (FEMA) requirements for flood proofing and the Flood Mitigation Strategies of the LVMCOG's Hazard Mitigation Plan. Furthermore, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that aim to protect human life and public and private property from the risks of flooding. Therefore, the General Plan 2010 EIR found that impacts related to housing located within federal flood hazard boundaries would be less than significant.

The General Plan 2010 EIR determined that although future development in accordance with the General Plan 2010 could place housing within flood hazard zones, building density would not be anticipated to increase to an extent that would substantially increase obstructions to flood flows. In addition, new development would be subject to FEMA requirements pertaining to water displacement analysis and General Plan policies requiring flood plain preservation and flood mitigation design. Therefore, the General Plan 2010 EIR found that impacts related to impedance or redirection of flood flows would be less than significant.

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could expose people or structures to risks from inundation. However, the probability and risks of dam failure or seiche are low, given the ongoing monitoring of dams by the State Department of Water Resources Division of Dam Safety and the low volume of water contained behind the Lake Lindero spillway. In addition, the risks associated with tsunami are minimal for the City, given the distance to the Pacific Ocean, and the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would minimize the impact of mudflows. Furthermore, all new development within areas subject to flood hazards would be required to comply with the flood damage prevention provisions of the City's Floodplain Ordinance and other federal, state, and local regulations, such as the LVMCOG's Hazard Mitigation Plan. Therefore, the General Plan 2010 EIR found that impacts related to the failure of levees/dams or inundation by seiche, tsunami, or mudflow would be less than significant.



2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) Hydrology

a) Surface Water

The City is located entirely within the Malibu Creek Watershed (the “Watershed”). The Watershed covers 109 square miles (70,651 acres) at the northwestern end of Los Angeles County and the southern end of Ventura County, and is the largest watershed draining into Santa Monica Bay. Nearly 80 percent of the Watershed is open space under the jurisdiction of the National and State Parks, with a suburban corridor along Route 101. The Watershed poses unique challenges due to the topography of the land with steep ravines and densely vegetated riparian corridors. The Watershed has a variety of different receiving waters, including creeks, lakes, and a lagoon, with some of the lakes resulting from construction of dams in the watershed. Water bodies within the Watershed area include the following: Lindero Canyon Creek, Lake Lindero, Medea Creek, Palo Comado Creek, Cheseboro Creek, Las Virgenes Creek, Westlake Lake, Triunfo Creek, Stokes Creek, Malibou Lake, Malibu Creek, and Cold Creek. Historically, there is little flow during the summer months in the creeks in the Watershed. Much of the natural flow that occurs during the summer in the upper tributaries originates from springs and groundwater seepage areas.¹

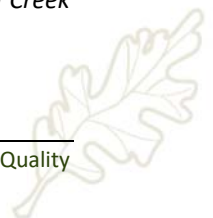
The western portion of the Watershed drains the areas around Westlake and Triunfo Creek with nearly all the runoff from this area conveyed to Triunfo Creek and ultimately to Malibou Lake. In the eastern portion of the Watershed, Las Virgenes Creek and Stokes Creek drain in a southeastern fashion prior to the confluence with Malibu Creek. Drainage within the northern portion of the Watershed, which includes Agoura Hills, consists of Medea Creek, Lindero Creek and Palo Comado Creek, which eventually confluence into Medea Creek. In the southern portion of the watershed, Triunfo Canyon Creek and Medea Creek confluence into Malibu Creek near the center of the watershed prior to discharging into the Pacific Ocean.²

Climate in the Watershed is Mediterranean, characterized by warm summers, cool winters, and markedly seasonal rainfall. Nearly all rain falls from late autumn to early spring; virtually no precipitation falls during the summer. Annual precipitation is highly variable, ranging from near 0 to 70 inches over the period of record and is not evenly distributed throughout the Watershed with typically higher amounts of rainfall across the Santa Monica Mountains, diminishing northward toward the Simi Hills. As a result, average annual precipitation in the southern portion of the Watershed is 24 inches, and 14 inches in the northern portion of the Watershed. Runoff rates from the exposed rock formations of the mountain rim of the Watershed may be high. Historically, many streams of the upper Watershed are intermittent to ephemeral channels, drying up in the mid-summer until the onset of the rainy season.³

¹ *The Malibu Creek Watershed Enhanced Watershed Management Program Group, Enhanced Watershed Management Program for Malibu Creek Watershed, June 25, 2015, pages 1 and 3.*

² *The Malibu Creek Watershed Enhanced Watershed Management Program Group, Enhanced Watershed Management Program for Malibu Creek Watershed, June 25, 2015, page 7.*

³ *Las Virgenes Malibu Conejo Council of Governments, Watershed Management Area Plan for the Malibu Creek Watershed, pages 17-18.*



b) Groundwater

The southern and northeastern portions of the City do not overlie a groundwater basin; however, the central portion of the City is underlain by groundwater in the Russell Valley Basin (the “Basin”).⁴ The Basin is a relatively small alluvial basin with a surface area of 4.9 square-miles (3,100 acres) and an estimated storage capacity of 10,570 acre-feet.⁵ Groundwater occurs primarily within the alluvium and the permeable, weathered, or fractured portions of the underlying bedrock formations and flows roughly parallel with the topography. The Basin surface drains to the Pacific Ocean through the Watershed, emerging as a stream below the Las Virgenes confluence. The groundwater within the Basin is primarily unconfined, although multiple or localized, shallow perched water zones may be present. Depths to the water table, primarily in the major canyons, have ranged from about 20 feet to more than 240 feet, based on available well records. Groundwater recharge is primarily from percolation of rainfall with some amount of recharge from irrigation return. The Basin is not considered a critically overdrafted basin.⁶ Furthermore, the Basin is not utilized for water supply.

2) Water Quality**a) Surface Water**

The dominant land use in the Watershed is 80 percent vacant. Other land uses include three percent agricultural and recreational, 13 percent high and low density residential, one percent commercial, and one percent industrial.⁷

The Watershed system is listed as “impaired” under the USEPA Clean Water Act, Section 303(d), primarily for recreational use and warm and cold freshwater habitat impaired by the presence of algae, which is a result of the unique features of Malibu Creek. Algae is also cited as a cause for low dissolved oxygen levels at certain times.⁸ Through the years, a number of measures have been taken to control algae. Recycled water that is released to Malibu Creek in the winter, when the demand is low, contains nitrates below drinking water standard. Releases of the treated wastewater are not permitted during the warm-weather months, from April 15 through November 15 each year.⁹ Additionally, a geologic formation known as the Monterey/Modelo presents significant natural sources of surface water quality impairments. The formation is composed of marine sediments that are natural sources of sulfate, metals, phosphorus, nitrogen, and selenium. As groundwater discharges to surface waters in the Watershed, substances

⁴ California Department of Water Resources, *Groundwater Basin Boundary Assessment Tool*, available at: <https://gis.water.ca.gov/app/bbat/>.

⁵ California Department of Water Resources, *California’s Groundwater, Bulletin 118, Russell Valley Groundwater Basin*, last updated February 27, 2004.

⁶ California Department of Water Resources, *California’s Critically Overdrafted Groundwater Basins Map, January 2020*, available at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Basin-Prioritization/Files/CODBasins_websitemapPAO_a_20y.pdf.

⁷ *The Malibu Creek Watershed Enhanced Watershed Management Program Group, Enhanced Watershed Management Program for Malibu Creek Watershed, June 25, 2015, page 3.*

⁸ *Las Virgenes Municipal Water District, Stewardship of the Malibu Creek Watershed*, available at: <https://www.lvmwd.com/home/showpublisheddocument?id=6467>.

⁹ *Las Virgenes Municipal Water District, Malibu Creek Watershed*, available at: <https://www.lvmwd.com/conservation/epa-tmdl/malibu-creek-watershed>.



leached from the Monterey/Model formation may contribute to water quality impairments. Although the effects of high levels of phosphorus and nitrogen in the Watershed have not been fully assessed, research data supports the probability that receiving waters will become impaired by natural groundwater discharges originating from the Monterey/Model formation. Impairments are expected to be more likely to occur during the summer months.¹⁰ Downstream, Malibu Lagoon (where the creek meets the ocean) collects additional flows, including urban runoff and significant contamination from waterfowl traversing the Pacific Flyway. When the sand berm forming the lagoon opens, the presence of these contaminants often results in the closing of nearby Surfrider Beach.¹¹

TMDLs (or Total Maximum Daily Load), which describe the maximum amount of a pollutant that a body of water can receive and still meet water quality standards for that particular pollutant,¹² within the Watershed were developed by both the United States Environmental Protection Agency (USEPA) and the Los Angeles Regional Water Quality Control Board (LARWQCB). The USEPA has developed three TMDLs applicable to the Watershed area, which are the Malibu Creek Nutrients TMDL, Malibu Creek and Lagoon TMDL for Sedimentation and Nutrients to address Benthic Community Impairments, and the Santa Monica Bay PCB and DDT TMDL. The LARWQCB has developed TMDLs for trash and bacterial indicators.

b) Groundwater

Groundwater within the Russell Valley Basin is primarily calcium and sodium bicarbonate in character. Impairments to the Basin include high levels of sulfites due to the volcanic basalt that underlies the aquifer. As a result, the water quality is considered poor, and is not used for drinking or household water uses. Two wells owned by LVMWD exist, but water is pumped from these on an extremely limited basis to compensate for summer deficiencies of recycled water used for irrigation.

c) Potable, Drinking Water

The drinking water supply for the City is made up entirely by water imported by LVMWD from the Metropolitan Water District (MWD) through the State Water Project. Prior to delivery to LVMWD, State Water Project water is treated at the Jensen Filtration Plant. The MWD tests and treats its water for microbial, organic, inorganic, and radioactive contaminants as well as pesticides and herbicides. The MWD has also instituted measures in conjunction with the Department of Homeland Security to ensure the safety of water quality and to develop contingency plans in the event of an emergency. The MWD has one

¹⁰ *The Malibu Creek Watershed Enhanced Watershed Management Program Group, Enhanced Watershed Management Program for Malibu Creek Watershed, June 25, 2015, page 8.*

¹¹ *Las Virgenes Municipal Water District, Stewardship of the Malibu Creek Watershed, available at: <https://www.lvmwd.com/home/showpublisheddocument?id=6467>.*

¹² *Expressed mathematically, the TMDL equation is: $TMDL = \Sigma WLA + \Sigma LA + MOS$; where WLA is the sum of wasteload allocations (point sources), LA is the sum of load allocations (nonpoint sources and background) and MOS is the margin of safety. Each pollutant causing a waterbody to be impaired or threatened is referred to as a waterbody/pollutant combination, and typically a TMDL is developed for each waterbody/pollutant combination. For example, if one waterbody is impaired or threatened by three pollutants, three TMDLs might be developed for the waterbody. However, in other cases, a single TMDL document may be developed to address several waterbody/pollutants combinations. Source: United States Environmental protection Agency, Impaired Waters and TMDLs, Overview of Total Maximum Daily Loads (TMDLs), available at: <https://www.epa.gov/tmdl/overview-total-maximum-daily-loads-tmdls>.*



of the most advanced laboratories in the country where it tests its water. The MWD monitors and tests for elements not required by regulation, including perchlorate, arsenic, methyl tertiary butyl ether (MTBE), chromium VI, and others, to ensure the safest drinking water possible.

The LVMWD stores water in the Las Virgenes Reservoir, which it primarily uses to meet peak summer water demand but can also be used as a back-up supply during emergencies or planned service interruptions. Potable water stored in the reservoir has been extensively treated by the MWD; however, once potable water has been stored in an open reservoir, whether treated or not, federal and state regulations require additional disinfection and filtration prior to distribution to customers. Accordingly, water is pumped from the reservoir at different depths, allowing operators to select the highest quality water, which is then pumped to the adjacent Westlake Filtration Plant, where it is filtered with diatomaceous earth and disinfected with chloramines. Water processed at the filtration plant is regularly tested and consistently meets or surpasses all state and federal drinking water standards.¹³

In addition, the LVMWD, in conjunction with the Triunfo Sanitation District, established the Las Virgenes – Triunfo Joint Powers Authority (JPA) to cooperatively treat wastewater at the Tapia Water Reclamation Facility (TWRP), which provides primary, secondary, and tertiary treatment of wastewater. Currently, treated wastewater from TWRP is used for non-potable purposes; however, the JPA developed the Pure Water Project, currently in environmental review under CEQA, to build an advanced water purification facility (AWPF) to treat tertiary effluent from the TWRP for indirect potable reuse. The treated recycled water from the AWPF would be conveyed to the Las Virgenes Reservoir, where it would be blended with existing potable water supplies. The AWPF has an operational target date of 2030.

3) Storm Drain Infrastructure

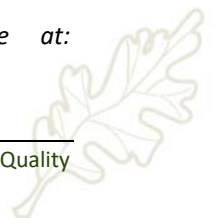
The City's existing storm drain system and flood control facilities generally have sufficient capacity to provide developed areas with adequate protection from flooding. However, the Master Plan of Drainage for the City of Agoura Hills identifies localized areas of the City currently needing drainage improvements. This plan is, however, outdated. Many of the improvements listed therein have either been completed or are considered not necessary at this time.

4) Flood Hazards

a) Flood Zones

The City of Agoura Hills has been a participant in the National Flood Insurance Administration (NFIA) program through the Federal Emergency Management Agency (FEMA) since March of 1986. FEMA has identified and mapped those areas of Agoura Hills which are at risk due to periodic flooding. The resulting Flood Insurance Rate Map (FIRM) is designed for flood insurance and floodplain management applications. Most of the City is located within Zone X, outside of the flood hazard zone; however, the low-lying areas within Palo Comado Canyon, Medea Creek, Lindero Canyon, Liberty Canyon, and surrounding Lake Lindero, have been identified by FEMA as within Zone AE (the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1 percent chance annual flood can be carried without substantial increase in flood heights).

¹³ *Las Virgenes Municipal Water District, Bringing Water Service Full Circle, available at: <https://www.lvmwd.com/home/showpublisheddocument/707/637056973847670000>.*



b) Seismically Induced Flooding and Inundation

At its closest, the City is located over six miles from the Pacific Ocean, past the intervening topography of the Santa Monica Mountains. As such, the City is not located within a tsunami hazard zone.

Seismically induced inundation refers to flooding that results when water body retention structures fail due to an earthquake. Within the City, the only water body is Lake Lindero. Other water bodies located outside of the City include Bard Reservoir (located northwest of the City), Malibou Lake (located south of the City), and Lake Sherwood, Westlake Lake, Las Virgenes Reservoir, and Lake Eleanor (all located west of the City). The relatively low dam/spillway which impounds the water at Lake Lindero has no operational restrictions for safety reasons, in as much as there has been no particular concern regarding its seismic stability. In addition, Lake Lindero is only a few feet deep, and therefore, does not contain a significant amount of water. The level of hazard due to seismically induced inundation is low due to the circumstances described above.

Reservoirs, lakes, ponds, swimming pools, and other enclosed bodies of water are subject to potentially damaging oscillations (sloshing), called seiches. This hazard is dependent upon specific earthquake parameters (e.g., frequency of the seismic waves, distance, and direction from the epicenter), as well as site-specific design of the enclosed bodies of water, and thus difficult to predict. Areas of the City that may be vulnerable to this hazard are primarily improvements located next to waterbodies, such as Lake Lindero.

c) Flood Control

Various flood control measures have helped mitigate flood damage in the City. The Los Angeles County Department of Public Works (LACDPW) is responsible for the planning and implementation of flood control facilities in Los Angeles County. The City of Agoura Hills currently administers annual maintenance contracts with Los Angeles County for Flood Control Maintenance. The LACDPW requires that facilities and structures be designed for the Capital Flood, which is considered to be the runoff associated with a 50-year frequency storm. The Capital Flood level of protection applies to open channels, closed conduits, debris basins, and culverts under major and secondary highways that are constructed to intercept floodwaters from natural watercourses. All facilities in developed areas that do not fall under the Capital Flood criteria must have flood protection designed to contain the Urban Flood. The Urban Flood, as defined by LACDPW, is runoff from a 25-year frequency storm.

5) Housing Element Opportunity Sites

All of the identified potential housing sites are located within the Malibu Creek Watershed. With the exception of Site B and a portion of Site A, all potential development sites overlie the Russell Valley Groundwater Basin.¹⁴

With the exception of Site A and Site B, all of the potential sites are located within Flood Zone X, outside of the flood hazard zones established by FEMA. The southeastern portion of Site A and the southwestern portion of Site B are located within Flood Zone AE, areas subject to a one-percent-annual-chance of flood event determined by detailed study, associated with Medea Creek and Lindero Canyon Creek,

¹⁴ California State Department of Water Resources, *Groundwater Basin Boundary Assessment Tool*, available at: <https://gis.water.ca.gov/app/bbat/>.



respectively. In addition, Flood Zone AE associated with Medea Creek is also located immediately adjacent to Site O, Site P, and Site Q, while Flood Zone AE associated with Chesebro Creek is located immediately adjacent to Site F.¹⁵

B. Regulatory Setting

1) Federal

a) Clean Water Act

The Clean Water Act (CWA), formerly known as the Federal Water Pollution Control Act, was first introduced in 1948, with major amendments in the 1960s, 1970s, and 1980s.¹⁶ The CWA authorizes federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. Amendments to the CWA in 1972 established the NPDES permit program, which prohibits discharge of pollutants into the nation's waters without procurement of a NPDES permit from the USEPA. The purpose of the permit is to translate general requirements of the Clean Water Act into specific provisions tailored to the operations of each organization that is discharging pollutants. Although federally mandated, the NPDES permit program is generally administered at the state and regional levels.

The USEPA NPDES Program requires NPDES permits for: (1) MS4 Permit generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. As of March 2003, Phase II of the NPDES Program extended the requirements for NPDES permits to numerous small municipal separate storm sewer systems, construction sites of one to five acres, and industrial facilities owned or operated by small municipal separate storm sewer systems, which were previously exempted from permitting.

In addition, the CWA requires states to adopt water quality standards for receiving water bodies and to have those standards approved by the USEPA. Water quality standards consist of designated beneficial uses of a particular receiving water body (e.g., wildlife habitat, agricultural supply, recreation, etc.), along with water quality criteria necessary to support those uses. Water quality criteria are either prescribed concentrations or levels of constituents, such as lead, suspended sediment, and fecal coliform bacteria, or narrative statements identifying maximum concentrations of various pollutants that would not interfere with the designated use.

When water quality compromises designated beneficial uses of a particular receiving water body, Section 303(d) of the CWA requires identifying and listing the water body as "impaired" and identifying TMDLs for the impairing pollutant(s). A TMDL is an estimate of the total load of pollutants from point, non-point, and natural sources that a water body may receive without exceeding applicable water quality standards (with a "factor of safety" included). Once established, TMDLs allocate the loads among current and future pollutant sources to the water body.

The CWA requires states to publish, every two years, an updated list of streams and lakes that are not meeting their designated uses because of excess pollutants (i.e., impaired water bodies). The list, known

¹⁵ *United States Department of Homeland Security, Federal Emergency Management Agency, FEMA Flood Maps, available at: <https://msc.fema.gov/portal/home>.*

¹⁶ *United States Environmental Protection Agency, Clean Water Act, 2002.*



as the 303(d) list, summarizes violations of water quality standards. Once a TMDL is developed and adopted, the water quality violation is removed from the 303(d) list.

b) Federal Antidegradation Policy

The Federal Antidegradation Policy has been incorporated within the Clean Water Act and requires states to develop state-wide antidegradation policies and identify methods for implementing them.¹⁷ Pursuant to the Code of Federal Regulations, state antidegradation policies and implementation methods must, at a minimum, protect and maintain: (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

c) Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) is the main federal law that ensures the quality of the Nation's drinking water.¹⁸ The SDWA was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply and its sources: rivers, lakes, reservoirs, springs, and groundwater wells. Under SDWA, the USEPA sets standards for drinking water quality and oversees the states, localities, and water suppliers that implement those standards. The SDWA regulates contaminants of concern in domestic water supply, including maximum contaminant levels (MCLs), and that the EPA has delegated the Cal Dept. of Public Health the responsible agency for administering California's drinking water program. MCLs are established under CCR Title 22, Div. 4, Ch. 15, Article 4 (Title 22 Standards).

d) National Flood Insurance Act

Congress acted to reduce the costs of disaster relief by passing the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The intent of these acts was to reduce the need for large, publicly funded flood control structures and disaster relief efforts by restricting development in floodplains. FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities that comply with FEMA regulations limiting development in a floodplain. FEMA issues FIRMs, which delineate flood hazard zones in the community, of communities participating in the NFIP. Since the City of Agoura Hills is a participating member of the NFIP, flood insurance is available to any property owner in the City.

2) State

a) California Wetlands Conservation Policy (1993)

The goal of the California Wetlands Conservation Policy is to ensure no net loss of wetlands within the state. This policy also encourages a long-term net gain in the state's quantity, quality, and permanence of wetlands acreage and values. Interpretation of this order indicates that any developer wishing to fill in wetlands for construction of new development must perform mitigation in the form of constructed wetlands elsewhere at ratios ranging from 2:1 to 10:1. In addition to the USACE, state regulatory agencies

¹⁷ *United States Environmental Protection Agency, Water Quality Standards Handbook - Chapter 4: Antidegradation, 2010.*

¹⁸ *United States Code, Title 42 – The Public Health and Welfare- Chapter 6A Public Health and Service, Safe Drinking Water Act. 2006 Edition, Supplement 4, 2006.*



claiming jurisdiction over wetlands include the California Department of Fish and Wildlife (CDFW) and the SWRCB.

b) California Department of Fish and Wildlife Lake or Streambed Alteration Program

The CDFW, through provisions of the State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may adversely be affected. Streams and rivers are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFW.

Typically, wetland delineations are not performed to obtain CDFW Agreements. The reason for this is that CDFW generally includes any riparian habitat present within the jurisdictional limits of streams and lakes. Riparian habitat includes willows, mulefat, and other vegetation typically associated with the banks of a stream or lake shoreline. In most situations, wetlands associated with a stream or lake would fall within the limits of riparian habitat. Thus, defining the limits of CDFW jurisdiction based on riparian habitat will automatically include any wetland areas.

c) Porter-Cologne Water Quality Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control.¹⁹ The California Water Code (CWC) authorizes the State Water Resources Control Board (SWRCB) to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants. In California, the NPDES stormwater permitting program is administered by the SWRCB.

Under the CWC, the State of California is divided into nine Regional Water Quality Control Boards (RWQCBs), which govern the implementation and enforcement of the CWC and the CWA. The City is located within Region 4, also known as the Los Angeles Region (LARWQCB). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. Each RWQCB is required to formulate and adopt a Water Quality Control Plan or Basin Plan for its region. The Basin Plan establishes beneficial use definitions for the various types of water bodies, and serves as the basis for establishing water quality objectives, discharge conditions and prohibitions, and must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to issue waste discharge requirements, enforce actions against stormwater discharge violators, and monitor water quality.²⁰

d) California Antidegradation Policy

The California Antidegradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High Quality Water in California, was adopted by the SWRCB in 1968.²¹ Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the State, not just surface waters. The policy states that, whenever the existing quality of a water body is better than the

¹⁹ State Water Resources Control Board, *Porter-Cologne Water Quality Control Act, 2018*.

²⁰ United States Environmental Protection Agency, *Clean Water Act, 2016*.

²¹ California State Water Resources Control Board, *State Board Resolution No. 68-16, 1968*.



quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of the water resource.

e) California Toxics Rule

In 2000, the California Environmental Protection Agency (Cal-EPA) promulgated the California Toxics Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State.²² Cal-EPA promulgated this rule based on Cal-EPA's determination that the numeric criteria of specific concentrations of regulated substances are necessary for the State to protect human health and the environment. The California Toxics Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the LARWQCB as having beneficial uses protective of aquatic life or human health.

f) Sustainable Groundwater Management Act of 2014

The Sustainable Groundwater Management Act of 2014 (SGMA) requires the designation of groundwater sustainability agencies (GSAs) by one or more local agencies and the adoption of groundwater sustainability plans (GSPs) for basins designated as medium- or high-priority by the California Department of Water Resources (DWR). SGMA grants new powers to GSAs, including the power to adopt rules, regulations, ordinances, and resolutions; regulate groundwater extractions; and to impose fees and assessments. SGMA also allows the SWRCB to intervene if local agencies will not or do not meet the SGMA requirements, in addition to mandating that critically overdrafted basins be sustainable by 2040, and medium- or high-priority by 2042.

3) Regional

a) Los Angeles County Department of Public Works

The Los Angeles County Department of Public Works (LACDPW) is responsible for the planning and implementation of watershed management in Los Angeles County. The City of Agoura Hills currently administers annual maintenance contracts with Los Angeles County for Street Maintenance, Sewer Maintenance, Signal Maintenance, Striping and Signing Maintenance, and Flood Control Maintenance. With respect to flooding, the LACDPW requires that facilities and structures be designed for the Capital Flood, which is considered to be the runoff associated with a 50-year frequency storm. Because of the likelihood of fires in the mountains and canyons of Los Angeles County, the Capital Flood requires that the 50-year frequency storm be modified to account for burning and debris bulking. The Capital Flood level of protection applies to open channels, closed conduits, debris basins, and culverts under major and secondary highways that are constructed to intercept floodwaters from natural watercourses. All facilities in developed areas that do not fall under the Capital Flood criteria must have flood protection designed to contain the Urban Flood. The Urban Flood, as defined by LACPWD, is runoff from a 25-year frequency storm.

b) Los Angeles Regional Water Quality Control Plan (Basin Plan)

As discussed above, the document for each region of the SWRCB's jurisdiction is the Water Quality Control Plan, commonly referred to as the Basin Plan. It is the foundation for the regulatory programs of each of

²² *United States Environmental Protection Agency, Water Quality Standards, Establishment of Numeric Criteria for Priority Toxic Pollutants for the State of California, 2001.*



the nine RWQCBs. In this regard, the LARWQCB issued the Los Angeles Basin Plan on August 29, 2014 for the Coastal Watersheds of Los Angeles and Ventura Counties, with subsequent amendments. The Basin Plan documents the beneficial uses of the region's ground and surface waters, existing water quality conditions, problems, and goals, and actions by the regional board and others that are necessary to achieve and maintain water quality standards.

c) NPDES Permit Program

As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. This NPDES permit, referred to as General Permit for Stormwater Discharges from Construction Activities by the SWRCB, establishes a risk-based approach to stormwater control requirements for construction projects.

Construction: Stormwater Pollution Prevention Plan

For all construction activities disturbing one acre of land or more, California mandates the development and implementation of Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of best management practices (BMPs) to prevent discharges of water pollutants to surface or groundwater. The SWPPP also charges owners with stormwater quality management responsibilities. The developer or contractor for a construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.²³ The purpose of an SWPPP is to identify potential sources and types of pollutants associated with construction activity and list BMPs that would prohibit pollutants from being discharged from the construction site into the public stormwater system. The BMPs typically address stabilization of construction areas, minimization of erosion during construction, sediment control, control of pollutants from construction materials, and post-construction stormwater management (e.g., the minimization of impervious surfaces or treatment of stormwater runoff). The SWPPP is also required to include a discussion of the proposed program to inspect and maintain all BMPs.

A site-specific SWPPP could include, but not be limited to, the following BMPs:

- Erosion Control BMPs – to protect the soil surface and prevent soil particles from detaching. Selection of the appropriate erosion control BMPs would be based on minimizing areas of disturbance, stabilizing disturbed areas, and protecting slopes/channels. Such BMPs may include, but would not be limited to, use of geotextiles and mats, earth dikes, drainage swales, and slope drains.
- Sediment Control BMPs – are treatment controls that trap soil particles that have been detached by water or wind. Selection of the appropriate sediment control BMPs would be based on keeping sediments on-site and controlling the site boundaries. Such BMPs may include, but would not be limited, to use of silt fences, sediment traps, and sandbag barriers, street sweeping and vacuuming, and storm drain inlet protection.
- Wind Erosion Control BMPs – consist of applying water to prevent or minimize dust nuisance.
- Tracking Control BMPs – consist of preventing or reducing the tracking of sediment off-site by vehicles leaving the construction area. These BMPs include street sweeping and vacuuming.

²³ *Construction Stormwater Program, State Water Resources Control Board, October 30, 2019, available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.*



Project sites are required to maintain a stabilized construction entrance to prevent off-site tracking of sediment and debris.

- Non-Stormwater Management BMPs – also referred to as “good housekeeping practices,” involve keeping a clean, orderly construction site.
- Waste Management and Materials Pollution Control BMPs – consist of implementing procedural and structural BMPs for handling, storing, and disposing of wastes generated by a construction project to prevent the release of waste materials into stormwater runoff or discharges through the proper management of construction waste.

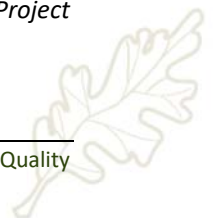
The SWRCB adopted a General Permit for Stormwater Discharges from Construction Activities on September 2, 2009 and most recently amended the permit in 2012 (Order No. R4-2012-0175 as amended by State Water Board Order WQ 2015-0075 NPDES Permit No. CAS004001). The Construction General Permit regulates construction activity, including clearing, grading, and excavation of areas one acre or more in size, and prohibits the discharge of materials other than stormwater, authorized non-stormwater discharges, and all discharges that contain a hazardous substance, unless a separate NPDES permit has been issued for those discharges.

To obtain coverage under the Construction General Permit, a developer is required to file a Notice of Intent (NOI) with the appropriate RWQCB and provide proof of the NOI prior to applying for a grading or building permit from the local jurisdiction, and must prepare a State SWPPP that incorporates the minimum BMPs required under the permit as well as appropriate project-specific BMPs. The SWPPP must be completed and certified by the developer and BMPs must be implemented prior to the commencement of construction, and may require modification during the course of construction as conditions warrant. When project construction is complete, the developer is required to file a Notice of Termination with the RWQCB certifying that all the conditions of the Construction General permit, including conditions necessary for termination, have been met.

NPDES Permit for Discharges of Groundwater from Construction and Project Dewatering

Dewatering operations are practices that discharge non-stormwater, such as ground water, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. A NPDES Permit for dewatering discharges was adopted by the LARWQCB on September 13, 2018 (Order No. R4-2018-0125, General NPDES Permit No. CAG994004. Similar to the Construction General Permit, to be authorized to discharge under this Permit; the developer must submit a NOI to discharge groundwater generated from dewatering operations during construction in accordance with the requirements of this Permit and shall continue in full force until it expires November 13, 2023.²⁴ In accordance with the NOI, among other requirements and actions, the discharger must demonstrate that the discharges shall not cause or contribute to a violation of any applicable water quality objective/criteria for the receiving waters, perform reasonable potential analysis using a representative sample of groundwater or wastewater to be discharged. The discharger must obtain and analyze (using appropriate methods) a representative sample of the groundwater to be treated and discharged under the Order. The analytical method used shall be capable of achieving a detection limit at

²⁴ *Los Angeles Regional Water Quality Control Board, Order No. R4-2018-0125, General NPDES Permit No. CAG994004, Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, 2018.*



or below the minimum level. The discharger must also provide a feasibility study on conservation, reuse, and/or alternative disposal methods of the wastewater and provide a flow diagram of the influent to the discharge point.²⁵

Operation: Los Angeles County Municipal Stormwater NPDES Program

The County of Los Angeles and the City are two of the Co-Permittees under the Los Angeles County MS4 Permit (Order No. R4-2012-0175, NPDES Permit No. CAS004001). The Los Angeles County MS4 Permit has been determined by the State Water Resources Control Board to be consistent with the requirements of the Clean Water Act and the Porter-Cologne Act for discharges through the public storm drains in Los Angeles County to statutorily-defined waters of the United States (33 United States Code [USC] §1342(p); 33 CFR Part 328.11). Under the Los Angeles County MS4 Permit, the County and City are both required to implement development planning guidance and control measures that control and mitigate stormwater quality and runoff volume impacts to receiving waters as a result of new development and redevelopment. The County and the City also are required to implement other municipal source detection and elimination programs, as well as maintenance measures.

The Los Angeles County MS4 Permit contains provisions for implementation and enforcement of the Stormwater Quality Management Program. The objective of the Stormwater Quality Management Program is to reduce pollutants in urban stormwater discharges to the “maximum extent practicable,” to attain water quality objectives and protect the beneficial uses of receiving waters in Los Angeles County. Under the Los Angeles County MS4 Permit, permittees are required to implement a development planning program to address stormwater pollution. This program requires project applicants for certain types of projects to implement a Low Impact Development (LID) Plan. The purpose of the LID Plan is to reduce the discharge of pollutants in stormwater by outlining BMPs, which must be incorporated into the design of new development and redevelopment, to infiltrate water, filter, or treat stormwater runoff; control peak flow discharge; and reduce the post-project discharge of pollutants into stormwater conveyance systems. These treatment control BMPs must be sufficiently designed and constructed to treat or retain the greater of an 85th percentile rain event or first 0.75-inch of stormwater runoff from a storm event.

The Los Angeles County MS4 Permit (Part VI.D.7.c, New Development/Redevelopment Project Performance Criteria) includes design requirements for new development and substantial redevelopment. These requirements apply to all projects that create or replace more than 5,000 square feet of impervious cover. Where redevelopment results in an alteration to more than 50 percent of impervious surfaces of a previously existing development and the existing development was not subject to post-construction stormwater quality control requirements, the entire project would be subject to post-construction stormwater quality control measures.

In response to the Los Angeles County MS4 Permit LID requirements, the City adopted Ordinance No. 15-416 on May 27, 2015, which establishes LID requirements for new development and redevelopment within the City. The City implements the requirement to incorporate stormwater BMPs, including LID BMPs, through the City’s plan review and approval process. During the review process, project plans are reviewed for compliance with the City’s General Plan, zoning ordinances, and other applicable local ordinances and codes, including stormwater requirements. Plans and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address stormwater pollution prevention goals.

²⁵ *Los Angeles Regional Water Quality Control Board, Order No. R4-2018-0125, General NPDES Permit No. CAG994004, Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, 2018.*



d) Malibu Creek Enhanced Watershed Management Program

In 2015, the Malibu Creek Watershed Enhanced Watershed Management Program Group, which includes the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; the County of Los Angeles; and the Los Angeles County Flood Control District, collaboratively developed an Enhanced Watershed Management Program (EWMP) to implement control measures to achieve water quality objectives and protect the beneficial uses of water bodies within the Watershed. The EWMP describes a customized compliance pathway that participating agencies will follow to address the pollutant reduction requirements of the Los Angeles County MS4 Permit. The Permit requires the identification of Watershed Control Measures, which are strategies and BMPs that will be implemented through the EWMP, individually or collectively, at watershed-scale to address the Water Quality Priorities. The EWMP Implementation Strategy is used as a recipe for compliance for each jurisdiction to address Water Quality Priorities and comply with the provisions of the MS4 Permit. As part of the development of the EWMP, a suite of BMPs and implementation measures for the Watershed were identified and include existing control measures already implemented in the Watershed as well as additional institutional and source controls, regional structural BMPs, and distributed BMPs.²⁶

4) Local

a) Agoura Hills Municipal Code

Article V, Chapter 5, Storm Water Management and Discharge Control

This Article sets forth requirements for compliance with the storm water mitigation measures prescribed in the municipal NPDES Permit within the City of Agoura Hills.

b) Agoura Hills General Plan

The Community Safety, Infrastructure and Community Services, and Natural Resources Elements of the General Plan contain goals and policies, which would remain as part of the GPU, that would address issues related to hydrology and water quality. The goals and policies that are applicable to the Project are included below. Newly created goals and policies that would be applicable to hydrology and water quality, are presented in Chapter III, Project Description, and discussed in the analysis below.

Goal LU-3 City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policy LU-3.1 Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City.

Policy LU-3.2 Hillside. Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas.

²⁶ *The Malibu Creek Watershed Enhanced Watershed Management Program Group, Enhanced Watershed Management Program for Malibu Creek Watershed, June 25, 2015, pages 13-14.*



- Policy LU-3.5 Creeks and Natural Drainages.** Maintain the form and health of resources and habitat in the City’s natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements.
- Goal LU-4 City Form and Structure.** Structure and form of development that respects Agoura Hills’ natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.
- Policy LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hills’ environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors.
- Goal LU-17 Cohesive and Integrated Districts.** Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.
- Policy LU-17.2 Environmental Context.** Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds.
- Goal LU-19 Maintenance of Open Spaces.** Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.
- Policy LU-19.4 Conserve Natural Hillides.** Encourage the conservation of natural hillides in new and existing development in the City’s hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands.
- Goal LU-29 Community-Serving Commercial District.** A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.
- Policy LU-29.4 Chesebro Creek Improvements.** Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel’s ability to convey floodwaters, and development of bike and pedestrian paths along its length.
- Goal U-2 Wastewater System.** A wastewater collection and treatment system that supports existing and planned development and minimizes adverse effects to water quality.
- Policy U-2.3 Monitoring of Toxins.** Continue to monitor businesses or uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater.



Policy U-2.4 National Pollutant Discharge Elimination System (NPDES) and Regional Water Quality Control Board (RWQCB). Continue to implement the requirements of the NPDES and RWQCB regulations, including the use of Best Management Practices (BMP) by businesses in the City.

Goal U-3 Stormdrain System. Stormwater drainage facilities and services that are environmentally sensitive, accommodate growth, and protect residents, businesses, and property.

Policy U-3.1 Flood Control Planning. Coordinate flood control planning with the Los Angeles County Flood Control District.

Policy U-3.2 Identify Deficiencies. Improve the existing storm drainage system by correcting identified deficiencies.

Policy U-3.3 Drainage Plans and Studies. Require developers to prepare watershed drainage plans and studies for proposed developments that define needed drainage improvements per City standards.

Policy U-3.4 Conservation of Open Space Areas. Conserve undeveloped, designated open space areas and drainage courses to the extent feasible for the purpose of protecting water resources in the City's watersheds.

Policy U-3.5 Protection of Water Bodies. Require new development to protect the quality of water bodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City's NPDES permit.

Policy U-3.6 Bioswales. Encourage the construction of bioswales in new development to minimize storm water run-off.

Goal NR-1 Open Space System. Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills

Policy NR-1.1 Open Space Preservation. Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit.

Policy NR-1.3 Slope Preservation. Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff.

Goal NR-4 Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Policy NR-4.2 Conserve Natural Resources. Continue to enforce the ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land.



- Policy NR-4.5 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of recreation, habitat preservation and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefits.
- Policy NR-4.11 Creeks and Natural Resources.** Support the restoration of creeks and other natural resources. Activities include creek cleanup, erosion, and urban runoff control, and weeding of nonnative plants.
- Goal NR-6 Water Quality.** Protection of the water quality of local watersheds and groundwater resources.
- Policy NR-6.1 Riparian Habitat.** Protection and enhance the natural qualities of riparian habitat.
- Policy NR-6.2 Percolation.** Design trails, landscaped areas, and other open areas in development projects to capture stormwater runoff and percolate into the groundwater basin, to the extent feasible.
- Policy NR-6.3 Permeable Surfaces.** Encourage maximizing permeable surfaces for new or substantially renovated public, institutional, residential, and commercial projects.
- Policy NR-6.4 Protect Open Space Areas and Water Resources.** Conserve undeveloped open space areas and drainage courses and channels for the purpose of protecting water resources in the City's watershed. For construction and post-development runoff, control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.
- Policy NR-6.5 Watershed Education.** Participate in regional and inter-agency watershed awareness and water quality educational programs for community organizations, the public, and other appropriate groups.
- Policy NR-6.6 Cooperation with other Agencies.** Coordinate and collaborate with other jurisdictions and regional agencies in the watershed to address water quality issues of regional or local importance.
- Policy NR-6.7 Stormwater Quality.** The City shall control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.
- Policy NR-6.8 New Development.** The City shall require new development to protect the quality of waterbodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City's NPDES Permit.



- Goal S-1** **Protection from Flood Hazards.** Residents, workers, and visitors that are protected from flood hazards.
- Policy S-1.1** **Coordination of Drainage Improvements.** Locate and improve deficiencies in the storm drain system to prevent local flooding problems in the City.
- Policy S-1.2** **New Development.** Require new development to upgrade storm drains to handle the increased runoff generated from the development sites.
- Policy S-1.3** **Facility Use or Storage of Hazardous Materials.** Require that all facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood zones comply with applicable standards of elevation, anchoring, and flood proofing, and the hazardous materials be stored in watertight containers.
- Policy S-1.4** **SEMS Plan.** Ensure that the City’s Standardized Emergency Management System (SEMS) Plan is evaluated annually and revised as required, that the current mitigation strategies addressing flood hazards are implemented, and that effective public outreach and education are included.
- Policy S-1.5** **Preservation of Flood Plains.** Preservation of flood plains as open space shall be considered, as feasible, as an alternative to channelization.
- Policy S-1.6** **Floodplain Requirements.** Regulate development within floodplains in accordance with the County, state and federal requirements, and maintain the City’s eligibility under the National Flood Insurance Program.
- Policy S-1.7** **Flood Mitigation Design.** Require that new development incorporates sufficient measures to mitigate flood hazards, including the design of on-site drainage systems linking with citywide storm drainage, grading of the site so that runoff does not impact adjacent properties or structures on the site, and elevation of any structures above any flooding elevation.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to hydrology and water quality. Specifically, the Guidelines state that the proposed project may have an adverse significant hydrology and water quality impact if it would:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality;
- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;



- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. Result in substantial erosion or siltation on- or off-site,
 - ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site,
 - iii. 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, or
 - iv. Impede or redirect flood flows;
- d) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation;
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

In addition, Appendix G includes a threshold addressing storm drain infrastructure under utilities and services systems that is applicable to this discussion of hydrology and water quality. Specifically, the Guidelines state that the proposed project may have an adverse significant impact if it would:

- f) Require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects.

B. Project Impacts and Mitigation Measures

Impact G-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

General Plan 2010 EIR Impact Conclusions:

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could result in an increase in pollutants in stormwater and wastewater. However, with compliance with federal, state, and local regulations, water quality standards and waste discharge requirements would not be violated and water quality would not be otherwise degraded. Furthermore, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would reduce the risk of water degradation within the City during both construction and operation of development projects. Therefore, the General Plan 2010 EIR found that impacts related to water degradation would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a



re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Construction of future development would disturb soil, which can result in the degradation of water quality through the release of sediments and contaminants into downstream drainages and waterways. However, development that disturbs one or more acres of land would be subject to the SWRCB's NPDES Construction General Permit, which would require preparation of a SWPPP prior to construction activities. The SWPPP would require each development project to implement BMPs to prevent erosion and pollution through erosion control, sediment control, site management, and materials and waste management during construction. In addition, all development would be subject to General Plan goals and policies designed to minimize stormwater and erosion impacts during construction (Goal NR-6, Water Quality; Policy NR-6.4, Protect Open Space Areas and Water Resources; Policy NR-6.7, Stormwater Quality; Policy NR-6.8, New Development; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; and Policy NR-4.2, Conserve Natural Resources). Construction requiring dewatering would also be subject to the NPDES Permit for dewatering, which requires analysis of groundwater removed during dewatering in order to demonstrate that the discharges shall not cause or contribute to a violation of any applicable water quality objective/criteria for the receiving waters. Compliance with these policies would reduce the risk of water degradation and prevent water quality violations during construction.

With regard to operation, the NPDES Permit and General Plan policies (Goals LU-19, Maintenance of Open Spaces; Policy LU-19.4, Conserve Natural Hillside; Goal U-3, Stormdrain System; Policy U-3.4, Conservation of Open Space Areas; Policy U-3.5, Protection of Water Bodies; Policy U-3.6, Bioswales; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; Policy NR-4.2, Conserve Natural Resources; Goal NR-6, Water Quality; Policy NR-6.2, Percolation; Policy NR-6.3, Permeable Surfaces; Policy NR-6.4, Protect Open Space Areas and Water Resources; Policy NR-6.8, New Development) would regulate and ensure protection of water quality during operation of future development. In addition, continued implementation of existing General Plan Goal LU-3, City of Open Spaces; Policy LU-3.2, Hillside; Policy LU-3.5, Creeks and Natural Drainages; Goal U-2, Wastewater System; Policy U-2.3, Monitoring of Toxins; Policy U-2.4, National Pollutant Discharge Elimination System (NPDES) and Regional Water Quality Control Board (RWQCB); Policy NR-4.11, Creeks and Natural Resources; Policy NR-6.1, Riparian Habitat; Policy NR-6.5, Watershed Education; Policy NR-6.6, Cooperation with other Agencies; and Policy NR-6.7, Stormwater Quality, would serve to prevent water quality impacts to surface and groundwater from existing uses within the City and the watershed as a whole. Furthermore, proposed new General Plan Policy S-1.8, Natural Infrastructure, would further ensure that new development within the City includes runoff prevention features, such as riparian buffers, wetlands, urban forestry, and permeable pavers, which serve to trap pollutants and improve water quality. Therefore, although development under the GPU would increase the amount of impervious surfaces within the City and the potential for point discharge of pollutants, NPDES and LID regulations require the implementation and maintenance of site design BMPs for the control and retention of runoff onsite to prevent erosion and conveyance of pollutants offsite in accordance with MS4 requirements.

Compliance with NPDES Permit requirements and the above General Plan goals and policies would be demonstrated during environmental review under CEQA of future development projects as they are proposed. For "by-right" ministerial projects, compliance would be demonstrated through the City's development standards (see Section III. Project Description) and application submittal requirements, which require that applicants prepare a SWPPP, a SUSMP (if required by the RWQCB), and an Erosion and Sediment Control Plan (ESCP), as well as incorporate BMPs and LID measures adopted in the Agoura Hills Municipal Code (Chapter 5 of Title V) and in the Los Angeles County LID Standards. As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not substantially degrade surface or groundwater quality.



Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts to water quality would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would degrade surface or groundwater quality. Furthermore, updates to the Community Safety Element would further reduce water quality impacts within the City. Specifically, proposed new General Plan Policy S-1.8, Natural Infrastructure, would require that new development within the City include runoff prevention features, which serve to trap pollutants and improve water quality.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and impacts would be less than significant.

Mitigation Measures:

None required.

Impact G-2: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could create additional impervious surfaces. However, areas that were targeted for new development were minimal and the groundwater basin would continue to be recharged by percolation in the significant amount of undeveloped open space. In addition, dewatering during construction would be temporary and minimal and water supply would continue to be provided from imported water. Furthermore, General Plan policies would help to reduce potential impacts associated with future development. Therefore, the General Plan EIR found that impacts to groundwater supplies would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element



opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Water supply required for construction and operation of future development within the City would be supplied from municipal water sources (LVMWD/MWD) and would not be through direct withdrawal of groundwater. LVMWD and MWD are required by the SGMA to monitor and ensure the sustainable use of groundwater resources and are prevented from allowing overdraft of groundwater basins.²⁷ The construction of any subterranean levels proposed under future development could result in encountering groundwater during construction, which may require dewatering. However, construction dewatering is typically minimal as the removal of groundwater is temporary and only necessary until subsurface foundations and levels are able to withstand hydrostatic forces at which time dewatering is terminated and groundwater levels are allowed to recharge and stabilize.

With regard to groundwater recharge, Site G, Site J, Site K, Site N, Site O, Site P, Site Q, and Site T are currently developed with impervious surfaces (buildings, asphalt, cement, etc.) and do not provide an existing source of groundwater recharge to the Basin. In addition, as discussed in the Existing Setting, Site B and portions of Site A do not overlie the Basin and, therefore, are also not an existing source of groundwater recharge to the Basin. However, because a portion of Site A does overlie the Basin, this analysis conservatively considers Site A, along with Site C, Site D, Site E, Site F, Site H, Site I, Site L, Site M, Site R, and Site S, which are currently undeveloped, to be sources of groundwater recharge to the Basin through percolation of rainfall. Conservatively assuming that these sites would be developed with 100 percent impervious surfaces, future development under the GPU would reduce the area for groundwater recharge within the Basin by 41.42 acres.²⁸

Such an addition of impervious surfaces/reduction in recharge area associated with future development under the GPU would not substantially interfere with groundwater recharge, as 41.42 acres would be relatively small compared to the total surface area overlaying the Basin (3,100 acres) and the Basin would continue to be recharged through percolation of rainfall within the significant amounts of open space that would remain undeveloped within the City (approximately 1,378.2 acres, or approximately 31.6 percent of the total City acreage).²⁹ In addition, continued implementation of existing General Plan Goal LU-3, City of Open Spaces; Policy LU-3.5, Creeks and Natural Drainages; Goal LU-19, Maintenance of Open Spaces; Goal LU-29, Community-Serving Commercial District; Policy LU-29.4, Chesebro Creek Improvements; Goal U-3, Stormdrain System; Policy U-3.6, Bioswales; Goal NR-1, Open Space System; Policy NR-1.1, Open Space Preservation; Goal NR-4, Natural Areas; Policy NR-4.5, Open Space Preservation; Policy NR-4.11, Creeks and Natural Resources; Goal NR-6, Water Quality; Policy NR-6.2, Percolation; Policy NR-6.3, Permeable Surfaces; Policy NR-6.4, Protect Open Space Areas and Water Resources; Goal S-1, Protection

²⁷ Further discussion of water supply can be found in **Section IV.N-1, Utilities and Service Systems-Water**.

²⁸ Calculated as follows: Site A (12.37 acres) + Site C (0.87-acre) + Site D (8.37 acres) + Site E (0.9-acre) + Site F (1.76 acres) + Site H (7.92 acres) + Site I (1.2 acres) + Site L (2.58 acres) + Site M 1.65 acres) + Site R (1.6 acres) + and Site S (2.2 acres) = 41.42 acres.

²⁹ It should be noted that because the boundaries of the City and the boundaries of the Basin do not exactly align, the approximate acreage of open space that would remain undeveloped within the City and that also overlies the Basin is an estimate.



from Flood Hazards; and Policy S-1.5, Preservation of Flood Plains, would reduce impacts to groundwater recharge by encouraging the retention and expansion of open space, restoration of channelized creeks, and promoting the use of permeable surfaces in development. Proposed new General Plan Policy S-1.8, Natural Infrastructure would also promote groundwater recharge through the use of natural infrastructure, such as riparian buffers, wetlands, urban forestry, and permeable pavers.

Based on the above, updates to the Housing Element and related updates to the Community Conservation and Development Element would not substantially decrease groundwater supplies or interfere with groundwater recharge. Furthermore, as explained in the Existing Setting, due to naturally-occurring water quality issues, the Basin is not utilized for water supply. Two wells owned by LVMWD exist, but water is pumped from these on an extremely limited basis to compensate for summer deficiencies of recycled water used for irrigation and the Basin is not considered a critically overdrafted basin by the state. Therefore, impacts to groundwater supply and recharge as a result of future housing development in the City would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts to groundwater would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would decrease groundwater supplies or interfere with groundwater recharge. Furthermore, proposed new General Plan Policy S-1.8, Natural Infrastructure would also promote groundwater recharge through the use of natural infrastructure, such as riparian buffers, wetlands, urban forestry, and permeable pavers.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and impacts to the sustainable management of the Basin would be less than significant.

Mitigation Measures:

None required.



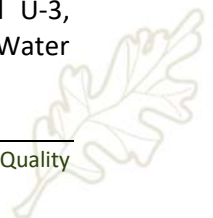
Impact G-3: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site;*
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*
- iii. 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; or*
- iv. Impede or redirect flood flows?*

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could alter the existing drainage pattern of the City, primarily within area of substantial vacant land containing drainages and hillsides; however, minimal alteration of drainages and creeks would occur and would be subject to the requirements of the CDFW's Streambed Alteration regulations and the related requirements of the USACOE and the RWQCB. New development would be subject to the stormwater control and pollution prevention requirements of the NPDES Permit and MS4 regulations during both construction and operation. Such requirements are designed to prevent erosion and the transport of contaminants into water resources through the retention of stormwater runoff onsite, which also prevents flooding, including flooding as a result of inadequate storm drain capacity. to potential alterations to the course of Medea Creek and Lindero Canyon Creek, future development under the GPU at any of the sites would alter the site drainage patterns as a result of the disturbance of soil during construction and as a result of new structures and impermeable surfaces during operation. However, all future development at the housing sites would be subject to the requirements of the NPDES Permit Program during both construction and operation. Construction sites of one or more acres would be required by the NPDES Permit to prepare and implement a SWPPP. The SWPPP would require each development project to implement BMPs to prevent erosion and pollution through erosion control, sediment control, site management, and materials and waste management during construction. In addition, all development would be subject to existing General Plan policies designed to minimize stormwater and erosion impacts during construction (Goal NR-6, Water Quality; Policy NR-6.4, Protect Open Space Areas and Water Resources; Policy NR-6.7, Stormwater Quality; Policy NR-6.8, New Development; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; and Policy NR-4.2, Conserve Natural Resources).

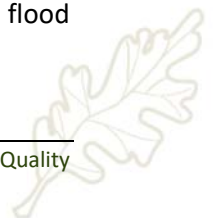
During operation, new development under the GPU would be subject to the requirements of the NPDES Permit Program's MS4 Permit which contains provisions for implementation and enforcement of the Stormwater Quality Management Program in order to reduce pollutants in urban stormwater discharges. Pursuant to the MS4 Permit, the City's Ordinance No. 15-416 establishes LID requirements for new development and redevelopment within the City in order to reduce the discharge of pollutants in stormwater. Developments would be required to incorporate BMPs to infiltrate water, filter, or treat stormwater runoff; control peak flow discharge; and reduce the post-project discharge of pollutants into stormwater conveyance systems. These treatment control BMPs must be sufficiently designed and constructed to treat or retain the greater of an 85th percentile rain event or first 0.75-inch of stormwater runoff from a storm event. Compliance with the requirements of the NPDES Permit Program would be ensured through the City's development permit process, which requires the submission of a LID Plan and SWPPP prior to the issuance of construction and building permits. Furthermore, existing General Plan Goals LU-19, Maintenance of Open Spaces; Policy LU-19.4, Conserve Natural Hillsides; Goal U-3, Stormdrain System; Policy U-3.4, Conservation of Open Space Areas; Policy U-3.5, Protection of Water



Bodies; Policy U-3.6, Bioswales; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; Policy NR-4.2, Conserve Natural Resources; Goal NR-6, Water Quality; Policy NR-6.2, Percolation; Policy NR-6.3, Permeable Surfaces; NR-6.4, Protect Open Space Areas and Water Resources; Policy NR-6.8, New Development, require projects to minimize runoff quantity and improve runoff quality, require implementation of BMPs, incorporation of stormwater facilities, design of drainage facilities to minimize adverse effects on water quality, and minimization of erosion and increases in impervious areas, as well as prevent the release of hazardous materials used and stored within flood zones. In addition, implementation of proposed new General Plan policy S-1.8, Natural Infrastructure, would reduce urban stormwater runoff using natural infrastructure. Implementation of these policies would reduce the volume of sediment-laden runoff discharging from sites within the City.

General Plan goals and policies to reduce the volume of runoff and erosion would also reduce the potential for downstream flooding, including of stormdrain infrastructure. Furthermore, development would also be subject to General Plan policies that protect areas from flooding. These include: Goal LU-3, City of Open Spaces; Policy LU-3.5, Creeks and Natural Drainages; Goal LU-29, Community-Serving Commercial District; Policy LU-29.4, Chesebro Creek Improvements; Goal U-3, Stormdrain System; Policy U-3.1, Flood Control Planning; Policy U-3.2, Identify Deficiencies; Policy U-3.3, Drainage Plans and Studies; Goal NR-1, Open Space System; Policy NR-1.1, Open Space Preservation; Goal NR-4, Natural Area; Policy NR-4.5, Open Space Preservation; Goal S-1, Protection from Flood Hazards; Policy S-1.1, Coordination of Drainage Improvements; Policy S-1.2, New Development; Policy S-1.3, Facility Use or Storage of Hazardous Materials; Policy S-1.5, Preservation of Floodplains; Policy S-1.6, Floodplain Requirements; and Policy S-1.7; Flood Mitigation Design. These policies require the preparation of plans to indicate how a development project would affect the watershed drainage and handle drainage on- and off-site. The policies address flood protection, improving the storm drain system overall, minimizing impervious surface areas and encouraging water percolation, as well as implementing BMPs and site design techniques to protect water bodies. Implementation of these policies would also serve to reduce the volume of runoff generated overall, and therefore, the potential for flooding in the City.

With regard to the impedance or redirection of flood flows, with the exception of Site A and Site B, which are partially located within Flood Zone AE, the potential housing sites are not located within flood hazard zones. All future development that would encroach on floodplains, including on Site A and Site B, would be subject to permitting and review under National Flood Insurance Program rules and management requirements that prohibit development from increasing flood hazard on other properties (i.e., diversion of flood flow downstream or increase in flood elevations upstream) and design requirements (e.g., elevation of structures above floodplain, floodproofing, and anchoring) for residential structures. In addition, existing General Plan Goal LU-3, City of Open Spaces; Policy LU-3.1, Scenic and Natural Areas; Policy LU-3.5, Creeks and Natural Drainages; Goal LU-4, City Form and Structure; Policy LU-4.1, Primary Contributor to Urban Form; Goal LU-17, Cohesive and Integrated Districts; Policy LU-17.2, Environmental Context; Goal LU-29, Community-Serving Commercial District; Policy LU-29.4, Chesebro Creek Improvements; Goal NR-4, Natural Areas; Policy NR-4.2, Conserve Natural Resources; Policy NR-4.11, Creeks and Natural Resources; Goal S-1, Protection from Flood Hazards; Policy S-1.5, Preservation of Flood Plains; Policy S-1.6, Floodplain Requirements; and Policy S-1.7, Flood Mitigation Design, promote the preservation of riparian areas through appropriate site design, including setbacks from watercourses, regulate development within floodplains in accordance with federal, state, and county requirements, and require sufficient site and project design for new development to mitigate flood hazards. In addition, Implementation of proposed new General Plan Policy S-1.9, Development in Flood Zones; and Policy S-1.13, Siting of Critical Facilities and Infrastructure, would limit new development within flood hazard zones, thereby reducing the potential for drainage alterations within the City that would redirect flood flows to occur.



Compliance with all of the above regulatory requirements and General Plan goals and policies would be ensured during the environmental review process under CEQA for future development. With regard to potential future “by-right” development that would not be subject to CEQA review, the City’s objective standards (see Section III. Project Description) and required application submittals would ensure that “by-right” projects would not alter drainage patterns of project sites in such a manner as to result in significant hydrology impacts. Pursuant to the City’s objective standards, applicants of “by-right” development would be required to prepare a SWPPP, a SUSMP (if required by the RWQCB), and an ESCP, as well as incorporate BMPs and LID measures adopted in the Agoura Hills Municipal Code (Chapter 5 of Title V) and in the Los Angeles County LID Standards. In addition, a drainage analysis and hydrology study must also be prepared and signed by a Civil Engineering registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, which includes addressing any drainage and hydrology constraints for the site and confirms whether any portion of the site is within a FEMA flood zone. Housing development would be prohibited within flood hazard zones unless the project is consistent with the standards of Title III, Chapter 7, Floodplain Management of the AHMC, to be demonstrated by the submittal of a required Conditional Letter of Map Revisions (CLOMAR)/Letter of Map Revision (LOMAR) from FEMA, as applicable.

Based on the above, through compliance with existing regulations, continued implementation of General Plan goals and policies within the City, and adherence to the objective standards and application submittal requirements for “by-right” development, updates to the Housing Element and related updates to the Community Conservation and Development Element would not result in erosion or siltation, or create runoff that would exceed the capacity of the storm drain system or provide additional sources of pollution during construction or operation.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No changes to drainage patterns would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would result in erosion or siltation, flooding on- or off-site, create runoff that would exceed the capacity of the storm drain system or provide additional sources of pollution, or impede or redirect flood flows. Furthermore, updates to the Community Safety Element would further reduce risks associated with flooding for future development in the City. Specifically, proposed new General Plan policy S-1.8, Natural Infrastructure, would reduce urban stormwater runoff using natural infrastructure while Policy S-1.9, Development in Flood Zones; and Policy S-1.13, Siting of Critical Facilities and Infrastructure, would limit new development within flood hazard zones, thereby reducing the potential for drainage alterations within the City that would redirect flood flows to occur.



Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not substantially alter the existing drainage pattern of the housing sites or adjacent areas, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in erosion or siltation, flooding on- or off-site, runoff that would exceed the capacity of the storm drain system, additional sources of pollution, or impede or redirect flood flows. Therefore, impacts would be less than significant.

Mitigation Measures:

None required.

Impact G-4: In flood hazard, tsunami, or seiche zones, would the project risk the release of pollutants due to project inundation?

General Plan 2010 EIR Impact Conclusions

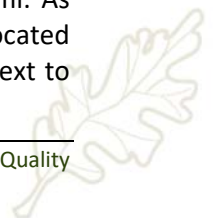
Although the portion of this CEQA Checklist question pertaining to the release of pollutants was added after the General Plan 2010 EIR was prepared and certified, the General Plan 2010 EIR did analyze the potential for risks associated with flood hazard, tsunami, and seiche zones. The General Plan 2010 EIR determined that future development in accordance with the General Plan 2010 could place housing within flood hazard zones and expose people or structures to risks from inundation. However, the probability and risks of dam failure or seiche is low given the ongoing monitoring of dams by the State Department of Water Resources Division of Dam Safety and the low volume of water contained behind the Lake Lindero spillway. In addition, the risks associated with tsunamis are minimal for the City given the distance to the Pacific Ocean. Furthermore, all new development within areas subject to flood hazards would be required to comply with the flood damage prevention provisions of the City's Floodplain Ordinance, the Federal Emergency Management Agency (FEMA) requirements for flood proofing, and other federal, state, and local regulations, such as the LVMCOG's Hazard Mitigation Plan. Furthermore, the General Plan 2010 and Implementation Program includes goals, policies, and implementation measures that aim to protect human life and public and private property from the risks of flooding. Therefore, the General Plan 2010 EIR found that impacts related to flooding and inundation would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Given the distance to the Pacific Ocean (approximately 6 miles at the closest) and the intervening topography of the Santa Monica Mountains, the City is not susceptible to inundation by tsunami. As previously discussed, areas of the City that could be susceptible to seiche are primarily those located proximate to Lake Lindero. However, none of the identified potential housing sites are located next to

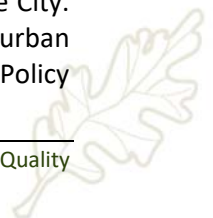


Lake Lindero or other large bodies of water, and Lake Lindero does not contain a significant amount of water that would pose a substantial seiche hazard. Portions of Site A and Site B are located within Zone AE, and development within these sites would be susceptible to flooding of Medea Creek and Lindero Canyon Creek, respectively. However, as detailed in response to Impact G-3, all future development that would encroach on floodplains would be subject to permitting and review under National Flood Insurance Program rules and management requirements that require design requirements (e.g., elevation of structures above floodplain, floodproofing, and anchoring) for residential structures within flood zones. In addition, existing General Plan Goal LU-3, City of Open Spaces; Policy LU-3.1, Scenic and Natural Areas; Policy LU-3.5, Creeks and Natural Drainages; Goal LU-4, City Form and Structure; Policy LU-4.1, Primary Contributor to Urban Form; Goal LU-17, Cohesive and Integrated Districts; Policy LU-17.2, Environmental Context; Goal LU-29, Community-Serving Commercial District; Policy LU-29.4, Chesebro Creek Improvements; Goal NR-4, Natural Areas; Policy NR-4.2, Conserve Natural Resources; Policy NR-4.11, Creeks and Natural Resources; Goal S-1, Protection from Flood Hazards; Policy S-1.5, Preservation of Flood Plains; Policy S-1.6, Floodplain Requirements; and Policy S-1.7, Flood Mitigation Design, promote the preservation of riparian areas through appropriate site design, including setbacks from watercourses, regulate development within floodplains in accordance with federal, state, and county requirements, and require sufficient site and project design for new development to mitigate flood hazards. In addition, implementation of proposed new General Plan Policy S-1.9, Development in Flood Zones; and Policy S-1.13, Siting of Critical Facilities and Infrastructure, would limit new development within flood hazard zones, thereby reducing the potential for development that would be susceptible to flooding in the City.

Furthermore, as detailed in **Section IV.F, Hazards and Hazardous Materials**, the residential development on the housing sites would not be expected to store or use substantial amounts of hazardous materials. The continued implementation of existing General Plan Goal S-1, Protection from Flood Hazards; and Policy S-1.3, Facility Use or Storage of Hazardous Materials, would prevent the release of hazardous materials as a result of flooding through adequate building and site design. As such, updates to the Housing Element and related updates to the Community Conservation and Development Element would not be expected to release a substantial amount of pollutants due to inundation.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts related to the release of pollutants after inundation would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would be exposed to flooding or inundation or that would release pollutants. Furthermore, updates to the Community Safety Element would further reduce risks associated with such conditions for future development in the City. Specifically, proposed new General Plan Policy S-1.8, Natural Infrastructure, would reduce urban stormwater runoff using natural infrastructure while Policy S-1.9, Development in Flood Zones; and Policy



S-1.13, Siting of Critical Facilities and Infrastructure, would limit new development within flood hazard zones, thereby reducing the potential for development that would be susceptible to flooding in the City.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, implementation of the GPU could potentially allow for the future development of housing within flood zones; however, as a result of regulatory design requirements for residential structures within flood zones, and the limited amount of hazardous materials associated with residential land uses, impacts related to the release of pollutants due to project inundation would be less than significant. No evaluation of the potential for release of pollutants as a result of flooding was included in the General Plan 2010 EIR; therefore, no comparison to previous significance conclusions can be made.

Mitigation Measures:

None required.

Impact G-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR did not analyze this topic, as it was added to the CEQA Checklist after the General Plan 2010 EIR was prepared and certified.

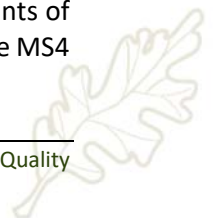
GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Because the City overlies the Russell Valley, which is not an overdrafted basin, no sustainable groundwater management plans are applicable to development within the City. Furthermore, the City receives its municipal water supply from the LVMWD and MWD, which have programs in place to monitor wells to prevent overdrafting. In addition, as detailed in response to Impact G-2, future residential development associated with the GPU would not significantly impact groundwater supplies or recharge. Therefore, no conflicts with sustainable groundwater plans would occur as a result of the GPU.

As discussed in the regulatory setting above, the City falls within the jurisdiction of the LARWQCB's Basin Plan. Future development within the City would involve activities that have the potential to conflict with the water quality goals in the Basin Plan through the spread of contaminants into surface or groundwater supplies. However, as previously detailed, construction activities would be required to prevent the spread of contaminants into surface water through adherence to the U.S. Occupational Safety and Health Administration regulations for the handling and storing of hazardous materials, and the requirements of the General Construction Activity Stormwater Permit, including implementation of a SWPPP, and the MS4



Permit for the prevention of erosion and release of stormwater pollution to surface water during construction. In addition, all development would be subject to General Plan goals and policies designed to minimize stormwater and erosion impacts during construction (Goal NR-6, Water Quality; Policy NR-6.4, Protect Open Space Areas and Water Resources; Policy NR-6.7, Stormwater Quality; Policy NR-6.8, New Development; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; and Policy NR-4.2, Conserve Natural Resources). Construction requiring dewatering would also be subject to the NPDES Permit for dewatering, which requires analysis of groundwater removed during dewatering in order to demonstrate that the discharges shall not cause or contribute to a violation of any applicable water quality objective/criteria for the receiving waters. Compliance with these policies would reduce the risk of water degradation and prevent water quality violations during construction.

Furthermore, although implementation of the GPU would increase the residential density in the City, project development is not expected to result in substantial additional sources of polluted runoff since residential uses are not associated with high levels of stormwater pollution. Examples of contaminants associated with these uses include garbage, leaked vehicle fuels, and household products. The NPDES Permit and General Plan Policies (Goals LU-19, Maintenance of Open Spaces; Policy LU-19.4, Conserve Natural Hillside; Goal U-3, Stormdrain System; Policy U-3.4, Conservation of Open Space Areas; Policy U-3.5, Protection of Water Bodies; Policy U-3.6, Bioswales; Goal NR-1, Open Space System; Policy NR-1.3, Slope Preservation; Goal NR-4, Natural Areas; Policy NR-4.2, Conserve Natural Resources; Goal NR-6, Water Quality; Policy NR-6.2, Percolation; Policy NR-6.3, Permeable Surfaces; NR-6.4, Protect Open Space Areas and Water Resources; Policy NR-6.8, New Development) would regulate and ensure protection of water quality during operation of future development. Furthermore, proposed new General Plan Policy S-1.8, Natural Infrastructure, would further ensure that new development within the City include runoff prevention features, such as riparian buffers, wetlands, urban forestry, and permeable pavers, which serve to trap pollutants and improve water quality. Potential pollutants generated by additional residential development would be addressed through the implementation of approved LID BMPs, and compliance with all the above applicable existing regulations regarding the handling, storage, and disposal of hazardous materials would prevent the development from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated. As explained in the Existing Setting, due to naturally-occurring water quality issues, the Basin is not utilized for water supply. Two wells owned by LVMWD exist, but water is pumped from these on an extremely limited basis to compensate for summer deficiencies of recycled water used for irrigation.

Compliance with NPDES Permit requirements and the above General Plan goals and policies would be demonstrated during environmental review under CEQA of future development projects as they are proposed. For “by-right” ministerial projects, compliance would be demonstrated through the City’s development standards (see Section III. Project Description) and application submittal requirements, which require that applicants prepare a SWPPP, a SUSMP (if required by the RWQCB), and an Erosion and Sediment Control Plan (ESCP), as well as incorporate BMPs and LID measures adopted in the Agoura Hills Municipal Code (Chapter 5 of Title V) and in the Los Angeles County LID Standards.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No conflicts with



water quality or groundwater management plans would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Furthermore, proposed new General Plan Policy S-1.8, Natural Infrastructure, would further ensure that new development within the City include runoff prevention features, such as riparian buffers, wetlands, urban forestry, and permeable pavers, which serve to trap pollutants and improve water quality.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, implementation of the GPU would not conflict with or impede implementation of water quality control plans or sustainable groundwater management plans. Therefore, there would be no impact. No evaluation of the potential for conflict with water quality control plans or sustainable groundwater management plans was included in the General Plan 2010 EIR; therefore, no comparison to previous significance conclusions can be made.

Mitigation Measures:

None required.

Impact G-6: Would the project require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects?

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR determined that increases in stormwater runoff resulting from future development in accordance with the General Plan 2010 could require expansion or construction of storm drain facilities. However, the General Plan 2010 and Implementation Program includes goals, policies, and implementation measures that require evaluation of impacts associated with storm drain facilities and construction of required upgrades prior to development, which would be evaluated on a case-by-case basis as projects are proposed in the future. Therefore, the General Plan 2010 EIR found that through adherence to General Plan goals and policies and local, state, and federal regulations, impacts related to the expansion or construction of storm drain infrastructure would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a

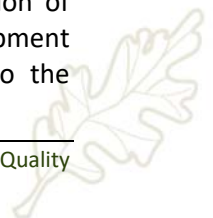


re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

As previously discussed, the capacity of the existing storm drain infrastructure throughout the City is sufficient to handle existing stormwater flows. Development on infill site that are currently developed with impervious surfaces (Site G, Site J, Site K, Site N, Site O, Site P, Site Q, and Site T), would not be expected to alter the volume of runoff or drainage patterns as compared to current conditions in a manner that could substantially exceed the capacity of existing storm drain facilities. Proposed development under the GPU in currently vacant and underdeveloped areas (Site A, Site B, Site C, Site D, Site E, Site F, Site H, Site I, Site L, Site M, Site R, and Site S) could necessitate the construction of new, or the expansion of existing, storm drain infrastructure if it were to increase the amount of impervious surfaces or change the existing drainage pattern in such a way as to substantially increase the volume of runoff and exceed the capacity of the existing stormdrain system. However, as detailed in response to Impact G-3, future residential development within the City is not expected to exceed the capacity of the stormdrain system. Pursuant to the MS4 Permit, the City's Ordinance No. 15-416 establishes LID requirements for new development and redevelopment within the City that require all development to incorporate BMPs to control peak flow discharge by retaining the greater of an 85th percentile rain event or first 0.75-inch of stormwater runoff from a storm event. In addition, continued implementation of existing General Plan goals and policies related to adequate stormwater drainage (Goals, U-3, Stormdrain System; Policy U-3.1, Flood Control Planning; Policy U-3.2, Identify Deficiencies; Policy U-3.3, Drainage Plans and Studies; Policy U-3.4, Conservation of Open Space Areas; Policy U-3.5, Protection of Water Bodies; and Policy U-3.6, Bioswales) would serve to reduce the amount of stormwater runoff and improve the stormdrain system in the long-term Citywide. Accordingly, future residential development within the City would not require construction of new stormwater drainage facilities and or expansion of existing facilities beyond specific improvements needed for individual development projects.

With regard to improvements needed for individual projects, existing General Plan Goal U-3, Stormdrain System; and Policy U-3.3, Drainage Plans and Studies, encourage the City to provide stormwater drainage facilities that accommodate growth and require developers to submit a watershed drainage plan and study to identify needed expansions and improvements to be implemented as part of proposed development. Such project-level stormdrain facility upgrades typically involve earth trenching and other earth moving activities to install subsurface storm drains. However, trenching and installation of underground utilities is a typical and common construction activity, and it is not anticipated that construction of necessary storm drainage upgrades in and of itself would result in unique or substantial impacts separate from normal, anticipated earth-moving construction activities, the effects of which have been evaluated in Section IV.C, Geology and Soils, and elsewhere in this Hydrology and Water Quality analysis (see Impact G-1 and Impact G-3). Furthermore, upgrades, expansion, and construction of necessary utilities to accommodate new development, as well as compliance with LID requirements and General Plan goals and policies, would be subject to project-specific environmental review during development application submittal, as such infrastructure projects are proposed in the future. With regard to future "by-right" projects that would not be subject to environmental review under CEQA, compliance would be demonstrated through the City's proposed development standards and application submittal requirements, which require that applicants of "by-right" projects prepare a drainage analysis and hydrology study signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, and incorporate LID measures adopted in the Agoura Hills Municipal Code (Chapter 5 of Title V AHMC) and in the Los Angeles County LID Standards.

Based on the above, through adherence to existing General Plan goals and policies, preparation of drainage plans and studies required under General Plan Policy U-3.3 and development standards/application submittal requirements, and incorporation of LID measures, updates to the



Housing Element and related updates to the Community Conservation and Development Element would not cause significant environmental effects as a result of expansion or construction of storm drainage facilities.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No impacts to storm drainage would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would require the relocation, expansion, or construction of storm drainage facilities.

Comparison of Significance to the General Plan 2010 EIR

Based on the above, implementation of the GPU would not result in significant environmental effects as a result of relocation or construction of new or expanded storm water drainage facilities. Impacts would be less than significant.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan 2010 EIR Impact Conclusions

The General Plan 2010 EIR found that implementation of the General Plan 2010 policies related to water quality, groundwater, and stormwater drainage, as well as compliance with SWRCB and RWQCB regulations and NPDES requirements would reduce any associated cumulative impacts within the City of Agoura Hills to a less-than-significant level. In addition, the General Plan 2010 EIR concluded that Los Angeles County regulations and City General Plan goals and policies would ensure that cumulative flooding impacts would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential



development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. The geographic context for the analysis of cumulative impacts associated with water quality is the area covered by the Malibu Creek Watershed. Buildout of the General Plan Update, in combination with all other development that would occur within the watershed, would involve construction activities and new development from which runoff would discharge into waterways. This could result in increases in stormwater runoff from new impervious surfaces, and reduction in groundwater recharge areas. Construction of new development throughout the watershed could result in the erosion of soil, thereby cumulatively degrading water quality within the watershed. In addition, the increase in impermeable surfaces and more intensive land uses within the watershed resulting from future development may also adversely affect water quality by increasing the amount of stormwater runoff and common urban contaminants entering the storm drain system. However, new development would be required to comply with existing regulations regarding construction practices that minimize risks of erosion and runoff. Among the various local, state, and federal regulations are the applicable provisions of BMPs, appropriate grading permits, and NPDES permits. This would minimize degradation of water quality at individual project construction sites. Compliance by the City with applicable SWRCB and RWQCB regulations would ensure that water quality is maintained to the maximum extent practicable for new development under the GPU. In addition, the continued implementation of existing General Plan goals and policies related to water quality would help to reduce impacts related to water quality within the watershed. Thus, impacts associated with water quality from implementation of the General Plan Update would be considered less than significant and the GPU would not have a cumulatively considerable contribution to cumulative effects to water quality.

The geographic context for the analysis of cumulative impacts associated with groundwater is the area underlain by the Russell Valley Basin, as described in the existing setting above. Continued development within the Basin would not interfere with groundwater recharge because, as previously discussed, a substantial portion of the City would remain undeveloped open space. In addition, cumulative development within the City does not include direct withdraw of groundwater and, due to naturally occurring water quality issues, an extremely limited amount of groundwater is withdrawn from the Basin to supplement recycled water use in the summer. The continued implementation of existing General Plan goals and policies would ensure the continued maintenance of open space and promote groundwater recharge through permeable surfaces in new development. Furthermore, the Basin is not considered a critically overdrafted basin by the state, and LVMWD and MWD are required by the SGMA to monitor and ensure the sustainable use of groundwater resources and are prevented from allowing overdraft of groundwater basins.³⁰ The potential cumulative impacts to groundwater in the City would be considered less than significant and the GPU's contribution to the impact would not be cumulatively considerable.

The geographic scope for flooding impacts is the City of Agoura Hills, as floodplain areas span across separate portions of the City. Growth within the City's planning area would generally increase the intensity of uses and residential density Citywide, which would generally increase impervious surface area and surface runoff. However, new development would be subject to current regulations derived from the Los Angeles County NPDES MS4 permit (i.e., SUSMP and LID Ordinance), which require detention/retention

³⁰ Further discussion of water supply can be found in **Section IV.N-1, Utilities and Service Systems-Water**.



of surface water such that peak runoff levels do not increase. Compliance with these requirements would minimize impacts to regional surface hydrology and, in instances involving redevelopment of developed sites, peak runoff levels may actually decline. As with housing development under the GPU, cumulative development could be located in flood hazard areas. New development in these areas would be subject to local flood control requirements, which require that the design of developments avoids flood hazards and does not substantially increase flood risk on other properties. In addition, updates to the Community Safety Element would reduce urban stormwater runoff and would limit new development within flood hazard zones, thereby reducing the potential for development that would be susceptible to flooding in the City. As such, impacts related to flooding would be less than significant and the contribution of housing development under the GPU would not be cumulatively considerable.

The geographic context for the analysis of cumulative impacts related to storm drain facilities is the City of Agoura Hills. Continued compliance with the City's LID Ordinance for all cumulative development would ensure that any future development in the City would not increase demands on stormwater drainage facilities and or expansion of existing facilities beyond specific improvements needed for individual development projects. As with the GPU, long-term cumulative development on infill sites throughout the City would generally improve surface water quality by replacing older development with new development that incorporates LID methods, while development on currently undeveloped sites would be required to prevent an increase in the volume of runoff. The continued implementation of existing General Plan goals and policies requiring drainage studies and plans for individual development projects and the identification and improvement of existing stormwater facilities would serve to improve stormwater drainage within the City as a whole. Therefore, cumulative impacts related to stormwater drainage facilities would be less than significant and the GPU's contribution would not be cumulatively considerable.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas; therefore, no cumulative impacts to hydrology or water quality would occur as a result of the City's new SOI. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No cumulative hydrology or water quality impacts would occur as a result of the re-zoning program or Specific Plan amendments beyond what was discussed above under the development of housing at the opportunity sites.

Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to hydrology or water quality. Accordingly, no cumulative impacts related to hydrology or water quality would occur and updates to the General Plan elements would not contribute to a cumulative impact.



Comparison of Significance to the General Plan 2010 EIR

Based on the above, similar to the General Plan 2010 EIR findings, implementation of the GPU would not result in cumulative impacts related to hydrology and water quality.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan 2010 EIR, any impacts would be reduced to less-than significant levels. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

H. LAND USE AND PLANNING

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects related to land use and planning from implementation of the proposed project. Data for this section were taken from the City of Agoura Hills General Plan EIR 2010, City of Agoura Hills Municipal Code, Agoura Village Specific Plan, Ladyface Mountain Specific Plan, and City of Agoura Hills General Plan 2010.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that the General Plan 2010 would not be inconsistent with any adopted applicable plans, regulations, or policies, including local and regional plans. The General Plan EIR 2010 determined that the General Plan Update would not conflict with any applicable habitat conservation plan or natural community plan, as the City is not located within an area subject to such plans.¹ Lastly, the General Plan 2010 EIR determined that the potential for the General Plan to physically divide an established community would be less than significant, as growth would occur strategically to preserve existing neighborhoods and focus new development in areas that are currently vacant or underutilized. Additionally, the General Plan 2010 did not propose any substantial land use or circulation changes that would physically divide an established community and this impact was determined to be less than significant.

2. ENVIRONMENTAL SETTING

B. Existing Conditions

1) Current Land Use Pattern

Located in the foothills of the Santa Monica Mountains on the far western edge of Los Angeles County in the Conejo Valley, Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban style development. The City, which encompasses approximately 4,366 acres, straddles the Ventura Freeway, and is situated approximately 36 miles west of downtown Los Angeles. Agoura Hills is known for its distinct neighborhoods, natural landscape, and array of recreational resources.

Land uses in the City include residential (single- and multi-family); commercial/office; business park manufacturing/business park office; parks and open space; drainage, floodplain, and water courses; and government, schools, and utilities.

Land use patterns reflects the City's vision as a residential community with significant protected open space and parkland. Residential development represents the predominant land use in Agoura Hills, with housing making up approximately 38 percent of the City's land uses. Park and open space uses occupy the

¹ Due to changes in Appendix G of the CEQA Guidelines, the threshold related to conflict with applicable plans for biological resources is no longer included in the Land Use thresholds and is discussed in Section C. Biological Resources.

second largest land use category, making up approximately 32 percent of the City's land uses. This includes open space (including dedicated and deed-restricted permanent open space), local parks, and private recreation uses.

The City has approximately 700 acres of vacant land with land use designations for development (16 percent of the total 4,366 acres within the City). This sum includes land where developments are currently pending but not yet constructed. It also includes land that has regulatory and/or topographical constraints, which may limit the amount of feasible development.

2) General Plan Land-Use Classifications

The General Plan includes land use classifications for residential, commercial, mixed-use, industrial/business parks, planned development, open space, parks and recreation, and public facilities. General Plan land use classifications are described below.

Residential

Residential—Very Low Density (RV) (0.2–1 dwelling units/acre)

This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, areas of 25 percent or greater slope that require careful design considerations for placement of residential units may be included in the *Residential—Very Low Density* category. This is intended to minimize grading, soils, geologic, seismic, and other related hazards, as well as visual impact of development on steep slopes.

Dwelling units and ancillary structures shall be located, scaled, and designed to blend with the natural setting, minimizing the visual impacts of development. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved for open space.

Local roads and public improvements to support this development category may be of rural standards (i.e., no curbs, no sidewalks, and reduced street lighting) as defined in the Infrastructure and Community Services Element.

Residential—Low Density (RL) (1–2 dwelling units/acre)

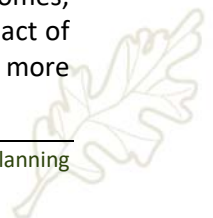
This category provides large lots of one-half to one acre in size. This category includes estate-sized lots. This area is suitable for equestrian estates and rural street standards, as specified above for the *Residential—Very Low Density* category. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Residential—Single Family (RS) (2–6 dwelling units/acre)

This land use category includes all remaining areas designated for development with conventional single-family detached housing. Development at this density requires full urban levels of public service and improvements. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Residential—Medium Density (RM) (6–15 dwelling units/acre)

This land use category includes densities appropriate for single-family small lot subdivisions, townhomes, condominiums, and low-density apartments. Parcels should be laid out to minimize the visual impact of development as well as roads. On large parcels, development should be concentrated in more



developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.

Residential—High Density (RHD) (15–25 dwelling units/acre)

This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should

Commercial Centers

Commercial Neighborhood Center (CN) (0.4:1 FAR, 35 ft. maximum building height)

The *Neighborhood Center* category is intended to accommodate small retail, personal service, restaurant, and ancillary uses whose tenants occupy generally serve residents located within one mile of the property. Offices are also permitted under this category. Neighborhood commercial centers are located on arterial and collector intersections to provide convenient access to and from adjacent neighborhoods.

Commercial Shopping Center (CS) (0.4:1, FAR, 35 ft. maximum building height)

The *Shopping Center* category is used to indicate areas of concentrated retail uses where shoppers often visit a number of related establishments. Shopping centers include food, drug, clothing, and other retail uses and services, such as small restaurants, laundries, and banks. Offices are also permitted under this designation. Shopping centers are located at key arterial intersections to provide for convenient access to and from adjacent land uses.

Commercial Retail/Service (CRS) (0.4:1 FAR, 35 ft. maximum building height)

The *Retail/Service* category includes miscellaneous retail and service uses for which a shopper in general makes a single-purpose visit to one establishment. Such uses include service and repair facilities, small offices, medical/dental, hardware and building materials stores, auto and accessories dealers, appliance outlets, etc. Office uses are also permitted in areas designated for *Commercial Retail/Service*.

Commercial Recreation (CR) (0.50:1 FAR, 35 ft. maximum building height)

This land use category includes commercial uses normally considered to be recreation-oriented, such as golf courses with ancillary retail sales and restaurants.

Mixed-Use Development

Commercial Shopping Center—Mixed Use (CS-MU) (0.4:1, FAR, 35 ft. maximum building height for retail and office uses; 1.5 FAR and 45 ft maximum building height for mixed-use buildings integrating housing with retail)

The shopping center/mixed-use land use category is used to promote the development of a “village-like” environment where residents can live in close proximity to commercial services and offices. This would include retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units on the upper floors of buildings containing ground level nonresidential uses. Development is required to incorporate pedestrian and landscaping amenities and outdoor oriented uses.



Industrial/Business Parks

Business Park—Manufacturing (BP-M) (0.7:1, 35 ft. maximum building height)

This category includes larger-scale businesses involved in research and development, light manufacturing, distribution. Ancillary commercial businesses servicing employees of primary manufacturing and office uses are also accommodated, such as financial institutions, restaurants, health clubs, personal services, and business supply uses.

Business Park—Office/Retail (BP-OR) (0.7:1 FAR, 35 ft. maximum building height)

This land use category includes general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact than the *Business Park—Manufacturing* category. Structures are smaller and less dependent on large development sites than the *Business Park—Manufacturing* category. Retail uses typically serve as support to the primary office use.

Planned Development

Planned Development (PD)

The *Planned Development* category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide the (a) integration of multiple buildings and/or a mix of land uses into a distinct and cohesive district and/or (b) location and design of development to respond to localized site constraints such as topography, natural resources, and drainage. By statute, such plans are required to be consistent with and are intended to prescribe greater detail than the General Plan. In this regard, they may be more, but not less, restrictive. Permissible densities and cumulative development yield shall be specified by the specific plan, master plan, or other regulatory document. Prior to the adoption of such a plan, permitted uses and densities shall be determined by the underlying category of use proposed for the property (e.g., business park—office/retail or high-density residential).

Two areas designated as *Planned Development* by the General Plan are subject to adopted specific plans: The *Ladyface Mountain Specific Plan* and the *Agoura Village Specific Plan*. A third area immediately north of the *Agoura Village Specific Plan* and west of Kanan Road is designated as *Planned Development* with the intent for a specific plan, master plan, or other regulatory document to guide the integrated development of housing with retail, office, entertainment, and comparable uses as a pedestrian-oriented center.

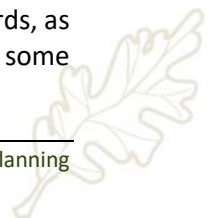
Planned Office and Manufacturing (POM)

This category is to promote a distinct, planned area with a combination of well-integrated and compatible uses primarily consisting of office, light manufacturing, and restaurant. Retail use is allowed where it is secondary and complementary to the other commercial uses. A limited number of multi-family dwelling units are allowed conditionally to support the other uses as part of a mixed-use project. Development is required to provide for enhanced pedestrian and vehicle access to promote cohesiveness.

Open Space, Parks, and Recreation

Open Space—Restricted (OS-R)

The *Open Space—Restricted* category includes areas for which development rights are assumed to exist but development potential is constrained because of topographic, soils, geologic, and seismic hazards, as well as natural habitats, oak trees, visual/aesthetic values, and related concerns. In Table LU-1, some



dwelling units are assigned to restricted open space areas, limited to densities of no greater than one unit per five acres. The Hillside Ordinance may reduce the number of developable units further.

A number of these OSR designated properties may eventually become dedicated open space. Several owners of properties in the Old Agoura, Southeast Ridge, and Indian Hills areas have dedicated their development rights on hillside slopes, thus contributing to preservation of the City's open space resources.

The General Plan map differentiates *Open Space—Deed Restricted* areas with deed restrictions that provide additional limitations on their use as open space. Some of these areas are owned by public agencies and some by private homeowners' associations (HOAs). Numerous private homeowners' associations have adopted Covenants, Conditions, and Restrictions (CC&Rs) to limit development on open space areas within their tracts. Two residential tracts, Morrison Ranch and Chateau Park, have significant open space acreages that are held and maintained by the homeowner association. All of the factors described for the OSR category also apply to the OS-DR designation. This designation also applies to publicly owned open space.

In order to protect, preserve and enhance the existing open space in Agoura Hills, in 1999, the City of Agoura Hills adopted an ordinance that requires a two-thirds vote of the voters of the City should a change in allowed uses, permitted or conditionally permitted, in the Open Space land use district (OS-R or OS-DR) be proposed.

Local Park (P)

This category accommodates local recreation and active and passive parks serving the local community in nearby residential areas.

Open Water (OW)

This land use category applies to permanent water areas. Lake Lindero is designated Open Water.

Public Facilities

Public Facilities (PF) (0.50:1 FAR, 35 ft. maximum building height)

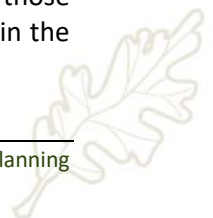
City, county, and other government properties and facilities are permitted in any land use category. Public facilities also include public utilities and utility rights of way. As examples, the Agoura Hills Civic Center is located in PD, the fire station in BP-OR, and the post office in BP-M. Selected sites and facilities, such as public schools, are designated with a Public Facilities (PF) classification.

Specific Plans

The City of Agoura Hills has adopted two Specific Plans: the Ladyface Mountain Specific Plan (LMSP) in 1991, and the Agoura Village Specific Plan (AVSP) in 2008. The Specific Plans include standards and guidelines that govern all future development of areas within the boundaries of each plan area.

Ladyface Mountain Specific Plan

The Ladyface Mountain Specific Plan guides development of the Ladyface Mountain area, which includes approximately 596 acres, and proposes a mix of business park, office, commercial, retail, and open space uses. Limited residential uses on specified parcels were originally allowed in the plan, however, those parcels were later incorporated into the AVSP. Therefore, residential use is not currently allowed in the



LMSP. The Plan addresses the compatibility between all future development and the area's natural topography and natural resources.

Agoura Village Specific Plan

The Agoura Village Specific Plan includes the area primarily along Agoura Road, generally between Kanan Road and Cornell Road. The Plan incorporates mixed-use residential-commercial development principles, urban and environmental design, pedestrian orientation, natural resource protection, and circulation and parking to create a pedestrian centered area with a variety of uses, including some housing. The Plan area includes a total of approximately 233 acres.

City of Agoura Hills Municipal Code

The City of Agoura Hills Zoning Code (Article IX of the Agoura Hills Municipal Code) defines zones in the City, including residential, commercial, special, and overlay districts. The Agoura Hills Zoning Ordinance provides for five residential zones, corresponding to the General Plan land use designations. These zones include Very Low Density (RV), Low Density (RL), Single-Family (RS), Medium Density (RM) and High Density (RH).

Additionally, the City of Agoura Hills has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types:

Mixed Use Overlay District: The Mixed Use Overlay District is applied to specific parcels designated Planned Office and Manufacturing that are located between Highway 101 and Agoura Road, west of Kanan Road. The purpose of the overlay is to provide a limited number of multi-family dwellings allowed conditionally to support the other land uses as part of the mixed use project. The allowable density is between 15 and 25 dwelling units per acre. Standards for the mixed use residential development are outlined in the Zoning Code and include parking requirements, compatible design features and recreational amenities.

Cluster Development: The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD Overlay can be applied to all residential zone districts and provides for greater flexibility in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay provides for an increase in density of up to three times the density of the underlying zone. However, as no remaining vacant lands have a CD overlay, its applicability in the future is limited.

Transfer of Development Regulations (TDRs): The City's Zoning Ordinance establishes a TDR procedure whereby development credits may be transferred from open space parcels, which because of aesthetics, access, geology, slope, biota, or other environmental factors, are retained as open space, to residentially zoned parcels more suited to development. TDRs have yet to be utilized in Agoura Hills.

Housing Element Project Sites

Existing General Plan land use designations and zoning for the Housing Element opportunity sites are shown in **Table IV.H-1, Housing Element Opportunity Sites Existing General Plan and Zoning** and described below.

Sites A, B, C, E, G, I, J, and K are located in the Agoura Village Specific Plan area. Sites A, B, C, E, and I are undeveloped. Sites G, J, and K are developed with commercial uses, including the Regency Theater Center, Roadside Lumber, and Whizin's Market Square.



Sites A, B, C, E, G, I, J, and K are designated as *Planned Development District (PD) (AVSP)* in the General Plan. The PD (AVSP) designation allows development of commercial, residential, and visitor services as long as the development application for those uses is consistent with the provisions of the Specific Plan.

Sites A, B, C, E, G, I, J, and K are zoned *Planned Development District (PD) (AVSP)*. Site S is zoned as *Business Park (BP-OR)*. The Agoura Village Specific Plan area is divided into sub zones or areas (Zones A-G) each with allowable uses and development standards. The PD (AVSP) zoning allows for a variety of residential, retail, restaurant, professional offices/services, and miscellaneous uses subject to building intensity standards (Floor Area Ratio and Dwelling Units per Acre).

Sites O, P, and Q are developed with shopping center uses, including grocery and pharmacy stores, banks, other commercial uses, and parking lots. Sites L, N, and T are developed with commercial uses, including a plant nursery, building supply, office, and retail buildings.

Sites O, P, and Q are designated as *Commercial Shopping Center/Mixed Use (CS-MU)* in the General Plan. The CS-MU designation allows all retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units on the upper floors of buildings containing ground level nonresidential uses.

Sites O, P and Q are zoned as *Commercial Shopping Center-Mixed Use District (CS-MU)*. The CS-MU zone allows planned shopping centers where the land and compatible retail stores and associated facilities, including multi-family residential units, are designed and developed together as an integrated whole using modern site planning techniques.

Sites D, F, H, M, R, and S are undeveloped. Sites D, H, and S are designated as *Business Park—Office Retail (BP-OR)* in the General Plan. The BP-OR designation allows for smaller planned developments, renovations, and additions, including offices and incidental retail commercial uses, within a campus environment that are harmonious with the adjacent commercial or residential development. Site F is designated as *Residential Low Density (RL)*, a low density single-family residential use. Site R is designated *Commercial Retail Service (CRS)*. Commercial Retail Service designated sites allow for miscellaneous retail and service uses. Site M is designated as *Planned Development (PD) Ladyface Mountain Specific Plan (LMSP)*. The PD (LMSP) designation allows for business and office uses.

Sites D, H, and S are zoned as BP-OR. As described above, the BP-OR zoning allows smaller planned developments, renovations, and additions, including offices and incidental retail commercial uses, within a campus environment that are harmonious with the adjacent commercial or residential development. Site F is zoned as *Residential Low (RL)*, and Site R is zoned as *Commercial Retail/Service District (CRS)*, respectively. The RL zoning allows for large lots which with adequate design standards to provide for equestrian uses in conjunction with residential and related development. The CRS zoning provides for areas for a diversity of general commercial, retail, and service uses. Site M is zoned as PD (LMSP), which does not currently allow residential uses.

Sites L, N, and T are developed with commercial uses. Site L is designated as CRS in the General Plan. Sites N and T are designated as *Planned Office and Manufacturing District (POM)*. The POM designation allows for mix of uses consisting primarily of office, light manufacturing, and restaurant, and to a lesser extent, certain retail uses, in which the various uses are compatible and integrated, creating a distinct district identity.

Site L is zoned as CRS, which provides for a diversity of general commercial, retail, and service uses. Sites N and T are zoned as POM. As stated above, the POM zone allows for a mix of uses consisting primarily of



office, light manufacturing, and restaurant, and to a lesser extent, certain retail uses, in which the various uses are compatible and integrated, creating a distinct district identity.

**Table IV.H-1
Housing Element Opportunity Sites Existing General Plan and Zoning**

Site No.	Site Description and Address	Existing General Plan	Existing Zoning
A	SW corner Agoura/Kanan Rds	PD (AVSP)	PD (AVSP)
B	The West Village Project SW corner Agoura/Kanan Rds	PD (AVSP)	PD (AVSP)
C	AN Investments 28902 Agoura Rd	PD (AVSP)	PD (AVSP)
D	Clear Vista Project Canwood St, west of Kanan Rd	BP-OR	BP-OR
E	Moore N side Agoura Rd, AVSP Zone A	PD (AVSP)	PD (AVSP)
F	SW corner Colodny Dr/Driver Ave	RL	RL
G	Regency Theater Center 29045 Agoura Rd	PD (AVSP)	PD (AVSP)
H	Dorothy Drive Agoura Road, east of Chesebro Rd	BP-OR	BP-OR
I	Village Development South on Agoura Rd, east of Cornell Rd	PD (AVSP)	PD (AVSP)
J	Roadside Lumber 29112 & 29130 Roadside Dr	PD (AVSP)	PD (AVSP)
K	Whizin's Center 28912 Agoura Rd	PD (AVSP)	PD (AVSP)
L	Plant Nursery and Adjacent Parcels 28263 Dorothy Dr	CRS	CRS
M	Principe Parcel Agoura Rd, east of Ladyface Ct	PD (LMSP)	PD (LMSP)
N	Patagonia Parcel 29360 Roadside Dr	POM	POM
O	Agoura Meadows Shopping Center 5675 Kanan Rd	CS-MU	CS-MU
P	Twin Oaks Shopping Center 5801 Kanan Rd	CS-MU	CS-MU
Q	Agoura City Mall Shopping Center 5801 Kanan Rd	CS-MU	CS-MU
R	Roadside Dr west of Lewis Rd	CRS	CRS
S	Reganathan Agoura Rd east of Cornell Rd	BP-OR	BP-OR
T	Roadside Dr east of Roadside Rd	POM	POM



**Table IV.H-1
Housing Element Opportunity Sites Existing General Plan and Zoning**

Site No.	Site Description and Address	Existing General Plan	Existing Zoning
<p><i>Source: City of Agoura Hills, October 2021.</i></p> <p>AVSP = Agoura Village Specific Plan BP-OR = Business Park-Office Retail PD = Planned Development LMSP = Ladyface Mountain Specific Plan AHO = Affordable Housing Overlay (25 DU/AC) RM = Residential Medium Density (6-15 DU/AC) CRS = Commercial Retail Service CS-MU = Commercial Shopping Center-Mixed Use RL = Residential Low Density POM = Planned Office Manufacturing</p>			

Regulatory Setting

Federal

No existing federal regulations pertain to the land uses within the project area.

State

State Planning Law

State planning law (California Government Code Section 65300) requires every city in California to adopt a comprehensive, long-term general plan for physical development of the city and its sphere of influence. A general plan should consist of an integrated and internally consistent set of goals and policies that are grouped by topic into a set of elements and are guided by a citywide vision. State law requires that a general plan address seven elements or topics (land use, circulation, housing, conservation, open space, noise, and safety), but allows some discretion on the arrangement and content. Additionally, each of the specific and applicable requirements in the state planning law should be examined to determine if there are environmental issues within the community that the general plan should address, including but not limited to hazards and flooding.

Additionally, on September 30, 2008, Assembly Bill 1358 (AB 1358), the California Complete Streets Act, was signed into law, becoming effective January 1, 2011. AB 1358 places the planning, designing, and building of complete streets into the larger planning framework of the general plan by requiring jurisdictions to amend their circulation elements to plan for multimodal transportation networks.

Regional

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. The SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. The SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and



state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region's MPO, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives. The City of Agoura Hills is within the Las Virgenes-Malibu Council of Governments (COG) subregion of SCAG.

Regional Housing Needs Assessment

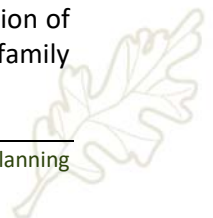
California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the California Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. The SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Allocation (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low-, low-, moderate-, and above moderate-incomes).

The state has allocated 1.34 million new housing units to the SCAG regions as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020, meeting, SCAG's Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions. The SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units for which each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS. On October 30, 2020, the California Air Resources Board (CARB) accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern, including land use strategies that focus on urban infill growth and walkable, mixed-use communities in existing urbanized and opportunity areas. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family



homes, as well as more compact commercial buildings types. Furthermore, the 2020-2045 RTP/SCS includes transportation investments and land use strategies that encourage carpooling, increased transit use, active transportation opportunities, and promoting more walkable and mixed-use communities which would potentially help to offset passenger vehicle miles travelled (VMT). The 2020-2045 RTP/SCS supersedes the 2008 RTP that was analyzed in the 2010 General Plan EIR. Additionally, SCAG Compass Growth Vision has been replaced by the 2020-2045 RTP/SCS and is no longer relevant.

Local

b) City of Agoura Hills Municipal Code

The City of Agoura Hills Zoning Code (Article IX of the Agoura Hills Municipal Code) serves as the primary implementation tool of the General Plan. Whereas the General Plan is a policy document and sets forth direction for development decisions, the Zoning Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, building coverage, floor area ratios, and building heights. The Municipal Code also indicates which land uses are permitted in the various zones.

c) Agoura Hills 2010 General Plan

The current General Plan contains the following goals and policies related to land use which would remain as part of the GPU.

Chapter 2 (Community Conservation and Development)

Growth and Change

Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.1 Building Intensity and Population Density. Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,150 housing units, 1,851,000 square feet of retail services, 3,431,500 square feet of business park/office uses, and 1,118,000 square feet of business park manufacturing uses.

Policy LU-1.2 Development Locations. Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration.



Policy LU-1.3 Development Phasing. Phase development and public facilities working with other public entities to assure that adequate public facilities are available at the time of occupancy.

Policy LU-1.4 Share Costs of Development. Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions.

Citywide Land Use and Urban Design

Goal LU-2 City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hill’s residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policy LU-2.1 Housing. Provide opportunities for a full range of housing types, locations, and densities to address the community’s fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element.

Policy LU-2.2 Retail Services. Provide for and encourage the development of a broad range of uses in Agoura Hill’s commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending.

Policy LU-2.5 Community Services. Provide a diversity of uses and services supporting Agoura Hill’s residents, such as facilities for civic governance and administration, public safety (police and fire), parks and recreation, seniors and youth, community meetings, and comparable activities. Work with external agencies supporting their provision of services and facilities not under the City’s jurisdiction,

Goal LU-3 City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policy LU-3.1 Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City.

Policy LU-3.2 Hillside. Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas.

Policy LU-3.3 Open Spaces and Greenbelts. Provide a network of open spaces and greenbelts with pedestrian access where appropriate.

Policy LU-3.4 Tree Preservation. Continue to sustain oak trees, which are an integral part of the City’s character, and consider the protection of other valuable tree species.



Policy LU-3.6 Development Respect for Environmental Setting. Encourage development to be located and designed to respect Agoura Hill's natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline.

Policy LU-3.8 Night Sky. Preserve view of the night sky through control of outdoor lighting.

Goal LU-4 City Form and Structure. Structure and form of development that respects Agoura Hill's natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

Policy LU-4.1 Primary Contributor to Urban Form. Locate and design development to respect Agoura Hill's environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors.

Policy LU-4.3 Organization of Places. Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business park/employment uses in centers and along the freeway corridor.

Policy LU-4.4 Concentration of Development Density. Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems.

Policy LU-4.5 Development Compatibility. Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses.

Policy LU-4.6 Building Scale and Design. Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features.

Policy LU-4.7 Building Relationship to Public Places. Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side.

Policy LU-4.9 Integration of Open Space Areas with Development. Incorporate sufficient open areas in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation.

Policy LU-4.10 Community Identity. Provide enhanced paving, entry monuments, and other special design features at key entry points to the City.



Policy LU-4.11 Plans for Cohesive Development. Encourage the use of specific plans or other master planning policy and regulatory documents as a tool to implement general plan policies for cohesive

Goal LU-5 City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policy LU-5.1 Sustainable Building Practices. Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings.

Policy LU-5.3 Heat Island Effect. Seek innovative ways to reduce the heat island effect by promoting such features as white roofs, light colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots.

Policy LU-5.4 Sustainable Land Development Practices. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:

- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
- Capture and re-use of stormwater on-site for irrigation
- Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
- Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
- Use of permeable paving materials
- Shading of surface parking, walkways, and plazas
- Management of wastewater and use of recycled water

Policy LU-5.5 Revitalization of Obsolete and Underused Properties. Encourage the use of redevelopment tools such as tax increment financing, consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor.

Policy LU-5.7 Housing Maintenance. Encourage the continued high maintenance levels of the City's housing stock.

Goal LU-6 Land Use Distribution and Urban Form. Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

Policy LU-6.1 Land Use Diagram. Accommodate development consistent with the Land Use Diagram shown in Figure LU-2 (Land Use Diagram) and Land Use Classifications specified in the preceding section.



Goal HR-1 **City That Values Its Historic Resources.** The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policy HR-1.1 **Appreciation and Protection of Historic Resources.** Enhance community appreciation of the importance of the City’s historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible.

Policy HR-1.2 **Maintenance of Historic Resources.** Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community.

Goal HR-2 **City That Values Its Cultural Amenities.** A varied cultural environment that promotes the arts in Agoura Hills.

Policy HR-2.4 **Art in Public Places.** Promote the location of art in public places and encourage its inclusion in private development projects, incorporating sculpture, murals, and functional art pieces.

Goal HR-3 **City That Recognizes its Prehistoric Resources.** The protection of significant archaeological and paleontological resources in Agoura Hills.

Policy HR-3.1 **Recognition of Resources.** Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property.

Policy HR-3.2 **Protection of Resources.** Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives.

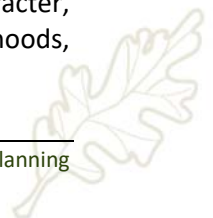
Policy HR-3.3 **Discovery of Resources.** Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and that California Native American Heritage.

Residential Neighborhoods

Policies in this section provide for the protection, maintenance, and enhancement of Agoura Hill’s residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-7 **Livable and Quality Neighborhoods.** Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policy LU-7.1 **Neighborhood Conservation.** Maintain the uses, densities, character, amenities, and quality of Agoura Hill’s residential neighborhoods,



recognizing their contribution to the City's identity, economic value, and quality of life for residents.

Policy LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City's *Architectural Design Standards and Guidelines* to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the *Standards and Guidelines*:

- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials

Policy LU-7.4 Complete Neighborhoods. Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Agoura Hill's neighborhoods.

Policy LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use.

Policy LU-7.6 Neighborhood Connectivity. Maintain sidewalks or other means of pedestrian connections to neighborhood commercial centers, parks, schools, and other community activity centers.

Policy LU-7.7 Environmental Setting. Protect and enhance the unique features of Agoura Hill's residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes.

Policy LU-7.8 Neighborhood Protection. Preserve and enhance residential from residences in harmonious and attractive ways.

Policy LU-7.9 Housing Maintenance. Recognize maintenance of the City's housing stock as a high priority.

Policy LU-7.10 Neighborhood Transitions. Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character.



Policy LU-7.11 Encroachment of Incompatible Land Uses. Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic. Zoning and design review shall ensure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas.

Policy LU-7.12 Safety and Code Enforcement. Maintain aggressive code enforcement and nuisance abatement programs to ensure that Agoura Hill's neighborhoods remain attractive, safe, and free of public nuisances.

Goal LU-8 Residential Very Low– and Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low–and low-density housing reflecting Agoura Hill's history and designed to respect their environmental setting.

Policy LU-8.1 Neighborhood Identity. Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals.

Policy LU-8.2 Development Compatibility with Community Character. Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails.

Policy LU-8.3 Integration of Development with Natural Setting. Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines.

Policy LU-8.4 Property Setbacks. Encourage variable setbacks to enhance streetscape character and increase building separation.

Policy LU-8.5 Building Materials and Colors. Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments.

Policy LU-8.6 Landscaping. Require that on-site landscapes transition smoothly to the natural undeveloped open areas.

Policy LU-8.7 Open Spaces. Encourage the provision of open space areas equestrian and rural character of the area.

Goal LU-9 Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City's distinct residential neighborhoods.

Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Agoura Hill's single-family neighborhoods.



Policy LU-9.2 Parks and Open Space Amenities. Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and are within easy walking distance of residents.

Goal LU-10 Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for their residents.

Policy LU-10.1 Character and Design. Require that new and renovated housing within existing multi-family neighborhoods be located and designed to sustain the high level of architectural design quality and the character of the existing land forms in accordance with Policy LU-4.1 (Primary Contributor to Urban Form) and the following principles as identified in the City's *Architectural Design Standards and Guidelines*:

- Treatment of the elevations of buildings facing public streets and pedestrian ways to achieve the highest level and contextual fit of urban design and neighborhood quality
- Sensitive site planning and architectural design that mitigates the scale of larger buildings through careful use of building massing and modulation, setbacks, façade articulation, fenestration, differentiation of individual living units, varied parapets and roof planes, and pedestrian-scaled architectural details

Policy LU-10.2 Amenities. Encourage new multi-family development to provide amenities for residents, such as on-site recreational facilities and community meeting spaces, and landscaped buffers between multi-family developments and adjacent single-family uses.

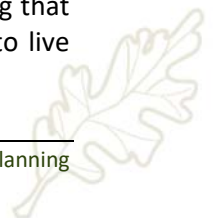
Policy LU-10.3 Development Transitions. Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts.

Policy LU-10.4 Streetscapes. Require that multi-family neighborhoods include ample common open spaces, and tree-lined walkways or pathways furnished with appropriate pedestrian amenities that provide comfortable and attractive settings to accommodate pedestrian activity.

Mixed-Use Districts

Goals and policies of this section of the General Plan Update provide for the development of properties and buildings that integrate a diversity of uses such as retail, office, restaurant, entertainment, and residential uses, which are developed as quality places to live, walk, shop, and be entertained. Mixed-use development is intended to provide opportunities for an individual to participate in multiple activities at a site (shopping, working, living, recreating, and so on), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

Goal LU-14 Mixed-Use. Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hill's residents to live



close to businesses and employment, and are well-designed, reflecting the traditions of the City.

Policy LU-14.1 Land Use Mix. Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site.

Policy LU-14.2 Ground Floor Development. Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians.

Policy LU-14.3 On-Site Amenities. Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents.

Policy LU-14.4 Design Integration. Require that residential and nonresidential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape.

Policy LU-14.5 Compatibility of Residential and Nonresidential Uses. Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements.

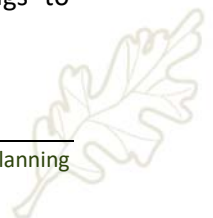
Planned Development Districts

Goals and policies of this section of the General Plan Update provide for the development of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture. These goals and policies would remain in the GPU.

Goal LU-17 Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

Policy LU-17.1 Site Development. Require that planned development and planned office and manufacturing districts seamlessly integrate uses and buildings as a cohesive project characterized by:

- A connected and unifying network of public streets, sidewalks, and public open spaces
- Consistent property setbacks, frontage design, and building massing
- Orientation and design of the ground floor of buildings to promote pedestrian activity



- Inclusion of attractively landscaped public sidewalks and open spaces
- Consideration of shared parking in lieu of separate parking for each use, where appropriate
- Transitions of development in scale and mass, and pedestrian linkages with adjoining neighborhoods and districts

Policy LU-17.2 Environmental Context. Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds.

Policy LU-17.3 Architectural Design Quality. Require that development in mixed-use districts conveys a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Agoura Hills.

Public and Quasi-Public Uses

Goals and policies of this section of the General Plan provide for the development and maintenance of civic, park, school, utility, institutional, and other public and quasi-public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community. The goals and policies would remain with the GPU.

Goal LU-18 Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hill's neighborhoods, centers, and corridors.

Policy LU-18.1 Adequate Community-Supporting Uses. Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City, such as schools, parks, and public gathering

Open Spaces

Goals and policies of this section of the General Plan provide for the retention of lands as open space with limited or no development for the purposes of habitat protection, maintenance of natural topography and slopes, passive recreation, and hazard avoidance, and would remain with the GPU

Goal LU-19 Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

Policy LU-19.1 City of Trees and Open Spaces. Maintain a multi-functional green infrastructure consisting of natural areas, open spaces, urban forest, and parklands, which serves as a defining physical feature of Agoura Hills, provides visitors and residents with access to open spaces and recreation, is designed for environmental sustainability, and reduces greenhouse gas emissions.



Policy LU-19.3 Connected Open Space System. Ensure that new development does not create barriers or impede the connection of the City's parks and open space systems.

Policy LU-19.4 Conserve Natural Hillides. Encourage the conservation of natural hillides in new and existing development in the City's hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands.

Community Subareas and Districts

Planned Development District/Ladyface Mountain Specific Plan (West End)

Goal LU-23 Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policy LU-23.1 Supporting Uses. Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday.

Policy LU-23.2 Site Development. Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors.

Policy LU-23.3 Development Clustering and Location. Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation.

Policy LU-23.4 Landscapes. Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces.

Policy LU-23.5 Trail Connectivity. Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide Trails and Parkways Master Plan.

Policy LU-23.6 Specific Plan. Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan.



Planned Office and Manufacturing District/West of Kanan Road & North of Agoura Road

Goal LU-24 **Center of Commerce with Supporting Uses.** Cohesive and integrated redevelopment of the properties as a center of community commerce with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policy LU-24.1 **Development Transformation.** Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center.

Policy LU-24.2 **Land Use Mix.** Allow for the development of a diversity of uses consisting of primarily office, light manufacturing, and commercial restaurant, with retail and residential as secondary uses. Housing units shall be permitted conditionally to support the other uses as part of a mixed-use project, and shall be ancillary to the office, light manufacturing and commercial restaurant uses.

Policy LU-24.3 **Internal Street Network.** Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity.

Policy LU-24.4 **Site Development.** Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network.

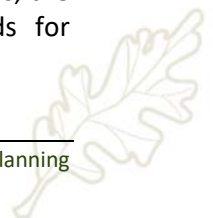
Policy LU-24.5 **Connectivity.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village.

Policy LU-24.6 **Plan for Cohesive Development.** Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation.

Kanan Road—Freeway Interchange Gateway

Goal LU-25 **Gateway to Agoura Hills.** A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

Policy LU-25.1 **Property Improvements.** Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape.



Policy LU-25.2 Creating Identity. Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area.

Planned Development District/Agoura Village Specific Plan

Goal LU-26 Pedestrian-Oriented Mixed-Use Village. Transformation into a pedestrian oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

Policy LU-26.1 Diversity of Uses. Accommodate a range of uses, including community-serving retail, entertainment, office, public and quasi-public, visitor-serving hotel, housing, and complementary uses.

Policy LU-26.2 Site Development and Design. Create a walkable, vibrant pedestrian-oriented district through such techniques as:

- Breaking of the superblocks into a smaller grid of streets and sidewalks
- Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces
- Targeting the development of vertical mixed-use buildings along primary street frontages
- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets
- Development of shared parking facilities
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median
- Minimization of grading and preservation of oak trees and other native landscapes

Policy LU-26.3 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses and the nearby trail networks.

Policy LU-26.4 Specific Plan. Require that development be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and services plans, and implementation processes specified by the Agoura Village Specific Plan.

Commercial Shopping Centers/Kanan Road & Thousand Oaks Boulevard

Goal LU-27 Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.

Policy LU-27.1 Development Improvements. Work with property owners to promote the upgrade of shopping centers for pedestrian activity and events, including such elements as:



- Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, trash receptacles, trees and plantings, public art, and other amenities
- Outdoor-oriented uses such as restaurants
- Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscape, lighting; and well-designed way-finding signage
- Site landscape that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions

Policy LU-27.2 Mixed-Use Development. Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, in accordance with Policy LU-14.1 (Land Use Mix) through Policy LU-14.5 (Compatibility of Residential and Nonresidential Uses) and contingent on the development of resident-serving amenities.

Policy LU-27.3 Compatibility with Residential Neighborhoods. Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods.

Policy LU-27.4 Streetscape Improvements. Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods.

Policy LU-27.5 Property Access. Consider improvements for vehicle circulation among the three shopping centers, including ingress and egress points.

Freeway Corridor Commercial Services District

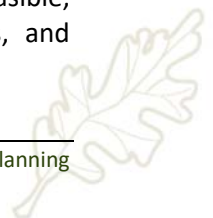
Goal LU-29 Community-Serving Commercial District. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community serving uses.

Policy LU-29.1 Transformation and Cohesive Development. Promote the reuse of properties developed with nonconforming uses.

Policy LU-29.2 Streetscape Improvements. Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area.

Policy LU-29.3 District Identity. Work with property owners to improve properties for the visual enhancement of the freeway corridor.

Policy LU-29.4 Chesebro Creek Improvements. Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel's ability to convey floodwaters, and development of bike and pedestrian paths along its length.



Old Agoura Business Center

Goal LU-30 Historic Business Center. A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hill’s history of semi-rural character.

Policy LU-30.1 Land Uses. Limit development to uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties.

Policy LU-30.2 Identity and Character. Require that new and upgraded development reflects Old Agoura’s history and character, as specified by guidelines for site development, architecture, and public streetscapes.

Policy LU-30.3 Streetscape Improvements. Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area’s history.

Policy LU-30.4 Distinctive Signage. Develop a public signage program identifying historic sites and buildings.

Policy LU-30.5 Connectivity. Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area’s heritage and character.

Hillside Neighborhoods (Indian Hills and Southeast Ridge Areas)

Goal LU-31 Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area’s slopes and natural topography.

Policy LU-31.1 Lot Consolidation. Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density.

Policy LU-31.2 Property Acquisition. Participate in and promote the acquisition of undeveloped parcels to preserve these as open space.

Policy LU-31.3 Site Design and Development. Require that housing units be located and designed to reflect the area’s hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting.

Policy LU-31.4 Clustering of Housing Units. Require that buildings be clustered to minimize grading and modifications of the natural topography.

Policy LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection.



Chapter 3 (Infrastructure and Community Services)

Telecommunication

Goal U-6 **Telecommunication System.** Quality communication systems that meet the demands of new and existing developments in the City.

Policy U-6.2 **Design and Siting of Utilities.** Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible.

Chapter 4 (Natural Resources)

Open Space

Goal NR-1 **Open Space System.** Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

Policy NR-1.1 **Open Space Preservation.** Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit.

Policy NR-1.2 **New Development.** Require new development to create a transition area between open space resources and development to minimize the impacts affecting these resources.

Policy NR-1.3 **Slope Preservation.** Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff.

Goal NR-2 **Visual Resources.** Preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation, and tourism.

Policy NR-2.1 **Maintenance of Natural Topography.** Require development to be located and designed to maintain the visual quality of hills, ridgelines, canyons, significant rock outcroppings, and open space areas surrounding the City and locate and design buildings to minimize alteration of natural topography.

Policy NR-2.3 **Protect Ridgelines.** Maintain the community's primary and secondary ridgelines.

Policy NR-2.4 **Location and Design of Developments.** Require development within visually sensitive areas to minimize impacts to scenic resources and to preserve unique or special visual features, particularly in hillside areas, through the following:

- Creative site planning
- Integration of natural features into the project



- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Clustering of development so as to preserve open space vistas and natural features
- Minimal disturbance of topography
- Creation of contiguous open space networks

Goal NR-3 Scenic Roads. Maintenance and enhancement of the visual quality of City roads that have valuable scenic resources in order to create a special awareness of the environmental character and natural and man-made resources of the community.

Policy NR-3.1 Development along Scenic Roads. Ensure a quality visual experience along the entire length of the scenic roads through protection and enhancement of views and development of appropriate landscaping.

Policy NR-3.2 View Protection. Preserve the hillside backdrop and natural landforms visible from the scenic roads in their present state to the extent possible.

Biological Resources

Goal NR-4 Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Policy NR-4.2 Conserve Natural Resources. Continue to enforce the ordinances for new and existing development in the City's hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land.

Policy NR-4.5 Open Space Preservation. Place a high priority on acquiring and preserving open space lands for purposes of recreation, habitat preservation and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefits.

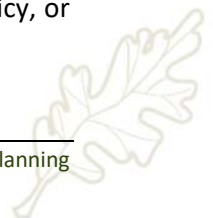
Policy NR-4.8 Open Space and Activity Centers. Link open space to activity centers, parks, other open space, and scenic routes to help define urban form and beautify the City.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts related to land use. Specifically, the Guidelines state that the proposed project may have an adverse significant land use impact if it would:

- a) Physically divide an established community; or
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect.



Due to changes in Appendix G of the CEQA Guidelines, the threshold related to conflict with applicable plans for biological resources is no longer included in the Land Use thresholds and is discussed in Section C. Biological Resources.

Project Impacts and Mitigation Measures

Impact G-1: Would the project physically divide an established community?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that the potential for the 2010 General Plan to physically divide an established community would be less than significant, as growth would occur strategically to preserve existing neighborhoods and focus new development in areas that are currently vacant or underutilized. Additionally, the General Plan did not propose any substantial land use or circulation changes that would physically divide an established community.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Similar to the findings of the General Plan EIR 2010, this development of residential land uses would be considered strategic growth, sited to preserve existing neighborhoods, and target new development to infill areas that are vacant or underutilized. In most cases, the housing sites are either currently designated for residential use or are adjacent to such areas. In other cases, the addition of residential uses would be in commercially compatible areas, such as those with retail and office uses. Where feasible, the development would be scaled to complement adjoining uses. Development of residential uses on Sites A-T would not physically divide an established community, as future development would occur on infill of vacant and underutilized sites, re-using and intensifying development where appropriate, in lieu of expanded development outward into natural areas and open spaces.

Other Updates to General Plan Elements

In addition to the text updates and other updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed for these areas.

Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No land use changes that could physically divide a community would occur beyond what was discussed above for housing development at the opportunity sites.



As identified in Section III, Project Description, the update to the Infrastructure and Community Services Element includes minor changes to reflect current conditions and a policy related to the City's adopted vehicle miles traveled (VMT) threshold as a metric to evaluate environmental impacts of proposed projects. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). The updated Infrastructure and Community Services Element does not include any policies related to street or roadway changes. Therefore, revisions to the Infrastructure and Community Services Element would not divide an established community.

The update to the Community Safety Element would ensure consistency with the Housing Element update and comply with recent state legislation and guidelines regarding the content of Safety Elements. Technical amendments to the Wildland and Urban Fire Hazards section of the Community Safety Element are intended to achieve compliance with state, regional, and local policies and guidelines. The technical amendments include data, policies, and maps, and incorporate policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding and seismic hazards, as well as climate change. A minor change to an existing policy regarding sound-attenuating devices along major arterials is also proposed. The revisions to the Community Safety Element are intended to protect people and property from hazards that could affect the long-term quality of life, safety, and viability for residents and business. The goals and objectives are to prevent disasters where possible, and ensure adequate levels of service of protection for people and property. No land uses, roadways, or structures are proposed in this Element. Therefore, revisions to the Community Safety Element would not divide an established community. The Air Quality section of the Natural Resources Element would be updated to include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. No land uses, roadways, or structures are proposed and there would be no division of an established community.

Comparison of Significance to the General Plan EIR 2010

Similar to the General Plan EIR 2010 findings, and for the reasons discussed above, the updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not physically divide an established community and there would be no impact.

Mitigation Measures:

None required.

Impact G-2: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the project would not conflict with any land use policy or regulation, including the SCAG Regional Transportation Plan and Growth Visioning Policies. The General Plan is used to guide the growth and development (e.g., infill development, redevelopment, and revitalization/restoration) within the City. Land use changes identified in the General Plan Update were planned for areas of the City that are already developed or designated for development. Furthermore, the General Plan EIR 2010 found that changes to the General Plan would be reflected in the City's Zoning Code, which would eliminate any conflict between the General Plan and Zoning Code.



GPU Impact

State Planning Law and California Complete Streets Act Consistency

The General Plan amendments were prepared in accordance with state planning law in California Government Code Section 65300 *et seq.* This update is meant to be a framework for guiding planning and development in Agoura Hills and serves as the blueprint for the City's growth and development to accommodate the 2021-2029 Housing Element. The amendments to the General Plan land use map and new goal and policies strive to preserve and ensure land-use compatibility throughout the City.

The General Plan 2010 contains policies that would remain with the GPU and would help the City implement AB 1358, the California Complete Streets Act, which helps the City increase the number of trips made by alternative modes of travel (e.g., transit, bicycling, and walking), correspondingly reducing the number of vehicle trips and associated greenhouse gas emissions. An increase in transit trips, bicycling, and walking would thus help the City meet the transportation needs of all residents, workers, and visitors while reducing traffic congestion and helping meet the greenhouse gas reduction goals of AB 32, The Global Warming Solutions Act, and SB 375, which are implemented through SCAG's Connect SoCal 2020–2045 RTP/SCS.

Housing Sites Development

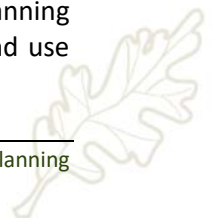
Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

The proposed GPU project does not include any policies or land uses that would conflict with state planning law. Redeveloping Sites A-E, G-L, and N-T with higher density residential uses would locate housing close to commercial uses, which would potentially assist with reducing vehicle trips. Additionally, Sites A, B, D, E, J, Q, P, and O would be located near bus stops for the Kanan Shuttle and LADOT Transit Commuter Express 422. Therefore, the General Plan, including the proposed project, would be consistent with the relevant state goals.

SCAG 2016-2040 RTP/SCS Consistency

The General Plan EIR 2010 provided an assessment of the General Plan 2010's relationship to pertinent 2012–2035 SCAG Regional Transportation Plan/Sustainable Communities Strategy RTP/SCS goals, and concluded that the General Plan would be consistent with the applicable 2012-2035 RTP/SCS goals.

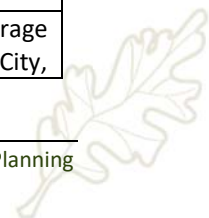
On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS, which supersedes the 2012-2035 RTP/SCS. On October 30, 2020, California Air Resources Board (CARB) accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern, including land use



strategies that focus on urban infill growth and walkable, mixed-use communities in existing urbanized and opportunity areas. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family homes. Furthermore, the 2020-2045 RTP/SCS includes transportation investments and land use strategies that encourage carpooling, increased transit use, active transportation opportunities, and promoting more walkable and mixed-use communities which would potentially help to offset passenger VMT. Consistency with Connect SoCal 2020–2045 RTP/SCS goals are shown in **Table IV.H-2, SCAG Connect SoCal Consistency Analysis.**

**Table IV.H-2
SCAG Connect SoCal Consistency Analysis**

Goal	Analysis
<i>Goal #1: Encourage regional economic prosperity and global competitiveness</i>	Consistent. The project would encourage development of housing in the City, which would encourage regional economic prosperity by providing housing at various price points in the City, which is part of the greater Los Angeles Basin, an area with many employment opportunities.
<i>Goal #2: Improve mobility, accessibility, reliability and travel safety for people and goods</i>	Consistent. The project would improve mobility by encouraging development of housing in areas near bus stops for the Kanan Shuttle and LADOT Transit Commuter Express 422 and 423, and Metro 161, providing additional travel choices. The project would allow development of housing on infill sites, which are accessible from public roadways and sidewalks. Development of housing on infill sites served by sidewalks and roadways would improve travel safety for City residents.
<i>Goal #3: Enhance the preservation, security, and resilience of the regional transportation system</i>	Not Applicable. The project does not propose any uses that would affect the preservation, security, and resilience of the regional transportation system.
<i>Goal #4: Increase person and goods movement and travel choices within the transportation system</i>	Consistent. The project would encourage development of diverse housing types in areas near bus stops for the Kanan Shuttle and LADOT Transit Commuter Express 422 and 423, and Metro 161, providing additional travel choices. The project would not restrict personal or goods movement.
<i>Goal #5: Reduce greenhouse gas emissions and improve air quality</i>	Consistent. The project proposes development of residential uses considered strategic growth, that are sited to preserve existing neighborhoods, and would target new development to infill areas that are vacant or underutilized. Development on the opportunity sites would accommodate a higher proportion of growth in newer, and more energy-efficient housing types like townhomes and apartments. Additionally, the project would allow for development of urban infill growth to create a more walkable, mixed-use community in the existing urbanized areas of the City near commercial and institutional uses.
<i>Goal #6: Support healthy and equitable communities</i>	Consistent. The project would encourage development of diverse housing types in the City,

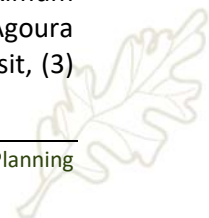


**Table IV.H-2
SCAG Connect SoCal Consistency Analysis**

Goal	Analysis
	allowing the City to meet its “fair share” of existing and future housing needs for all income groups, as determined by SCAG.
<i>Goal #7: Adapt to a changing climate and support an integrated regional development pattern and transportation network</i>	Consistent. The project proposes development of residential uses considered strategic growth, that are sited to preserve existing neighborhoods, and would target new development to infill areas that are vacant or underutilized. Infill development in the City would support an integrated regional development pattern and would not result in scattered development of lands in outlying open space areas. The project would provide for development of urban infill growth to create a more walkable, mixed-use community in the existing urbanized and opportunity areas of the City. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes and apartments.
<i>Goal #8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>	Not Applicable. The project does not propose any new transportation technologies.
<i>Goal #9: Encourage development of diverse housing types in areas that are supported by multiple transportation options</i>	Consistent. The project would encourage development of diverse housing types in areas near bus stops for the LADOT Transit Commuter Express 422 and 423, and Metro 161.
<i>Goal #10: Promote conservation of natural and agricultural lands and restoration of habitats</i>	Consistent. The project would accommodate development of residential uses in infill areas that are vacant or underutilized, thereby preserving and maintaining open space lands in the City. The project would not develop agricultural lands.
<i>Source: EcoTierra Consulting, 2022.</i>	

The project proposes land use designation changes, which would be followed by corresponding zoning changes that would accommodate the RHNA. These changes would allow for development characterized as urban infill, which would locate development near commercial, school, and institutional uses to assist with creating a walkable, mixed-use community in the existing urbanized City of Agoura Hills. Development on the housing opportunity sites would accommodate a higher proportion of growth in newer, and more energy-efficient housing types, like townhomes and apartments.

Similar to the 2012-2035 RTP/SCS, the Connect SoCal 2020–2045 RTP/SCS goals are directed toward transit, transportation and mobility, and protection of the environment and health of residents. Development on Sites A-T would be required to implement project design features that reduce VMT, on-site traffic calming and pedestrian network improvements, and provide bike parking and end-of-trip facilities to reduce VMT (e.g., showers for bicyclists). Additionally, development on Sites A-T would be required to implement Transportation Demand Management (TDM) measures as mitigation if maximum VMT thresholds are exceeded. As discussed more fully in Section IV.M (Transportation), The City of Agoura Hills Transportation Assessment Guidelines provides seven parent strategies (1) Parking, (2) Transit, (3)



Communication & Information, (4) Commuting, (5) Shared Mobility, (6) Bicycle Infrastructure, and (7) Neighborhood Enhancement, which would effectively offset passenger VMT. Therefore, implementation of the proposed project would not conflict with 2016-2040 RTP/SCS goals.

General Plan Consistency

The 2021-2029 Housing Element examines the City of Agoura Hills' housing needs, as they exist today, and projected future housing needs. This update focuses on addressing the City's housing needs by providing goals, policies and programs associated with fair housing, the prevention of displacement, promoting housing stability, producing housing adequate to meet need, ensuring equitable distribution of housing, expanding access to opportunity for housing, reducing GHG emissions through an improved jobs-housing balance, promoting climate resiliency and sustainability, and the prevention of homelessness. The proposed project includes actions the City is undertaking to achieve its RHNA targets, and also would implement SCAG's land use goals and policies by primarily placing new development in areas with access to transit, jobs, and services, thus minimizing vehicle trips and GHG emissions.

Upon its adoption by the City, the 2021-2029 Housing Element would serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies. The Housing Element Update is a policy document that encourages housing opportunities in infill areas. Adoption of the 2021-2029 Housing Element would not grant entitlements for any project and future development proposals that are intended to assist in meeting the City's projected housing need, including those facilitated by the Rezoning Program, would be reviewed by the City for consistency with all adopted local and state laws, regulations, standards, and policies.

Similar to the General Plan EIR 2010 findings, the 2021-2029 Housing Element and changes to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would be consistent with all applicable state, regional and local plans and policies. In fact, the Elements are being updated to specifically address state, regional and local requirements. The updates strengthen the consistency of the General Plan and Housing Element and would not conflict with existing plans.

In addition to consistency with all other state, regional, and local applicable plans and policies, per Gov. Code § 65300 et. seq., a General Plan is required to be internally consistent and all elements of a General Plan are prohibited from conflicting with others. Programs and policies in other Elements must not conflict with the Housing Element. A Housing Element affects a locality's policies for growth and residential land uses. The Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements have been updated to support the implementation of the Updated Housing Element, including strategies for the housing sites to meet the RHNA.

The Community Conservation and Development Element proposes two revisions to existing policies. General Plan policy LU-23.1 would be revised to allow multi-family residential uses along with commercial uses allowed in the Ladyface Mountain Specific Plan. General Plan policy LU-27.2 would be revised to allow limited development of multi-family housing adjacent to commercial uses on the same site, not solely as part of a vertical mixed-use development. Both these policy revisions would support the Housing Element Update, which proposes residential development on Sites L, N, O, P, Q, and T, which are currently developed with commercial and shopping center uses.

The purpose of the Community Safety Element Update is to ensure consistency with the Housing Element Update and to comply with recent state legislation and guidelines. Technical amendments are proposed



to the Community Safety Element to achieve compliance with state, regional, and local policies and guidelines. In order to ensure compliance with state law, the City proposes to amend the Community Safety Element to formally integrate related hazard mitigation planning efforts. Furthermore, the Community Safety Element update includes safety policies and requirements to provide consistency with the Housing Element Update, which would provide guidance to minimize impacts associated with hazardous and unsafe conditions, including protection from flood hazards, landslides, wildfire hazards, and windstorms. Additionally, policies included in the Community Safety Element Update would address greenhouse gases and global warming, extreme heat, energy efficiency, and water efficiency. These policies support the existing goals and policies of the General Plan. Therefore, the Community Safety Element Update would not result in any adverse impacts related to land use and planning and consistency with relevant plans, policies, and regulations.

The Natural Resources Element proposes revisions that clarify the connection of the various General Plan policies to minimize pollution and adds two air quality policies. General Plan policy NR-7.5 calls to minimize pollution exposure of residential uses near the freeway and along major arterials. General Plan policy NR-7.6 provides suggested project components for inclusion in multi-family housing projects along roadway corridors to promote ventilation. These policies would further the intent of the General Plan to promote life quality in the City, especially for housing projects proposed under the Housing Element.

The modifications to the Infrastructure and Community Services Element include updates to reflect current conditions and a policy related to the City's adopted vehicle miles traveled (VMT) thresholds as a metric to evaluate environmental impacts of proposed projects, including on the housing opportunity sites. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 375 in keeping with the State's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking).

The General Plan land use designation changes would be followed by corresponding Zoning Ordinance and Zoning Map changes to provide consistency between the regulatory documents.

Comparison of Significance to the General Plan EIR 2010

Similar to the General Plan EIR 2010 findings, the proposed project's updates to the Housing, Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not conflict with relevant state, regional or local land use plans, policies, and regulations. As such, adoption of the Housing Element 2021-2029 Update and associated Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Element updates would not create conflicts with land use plans, policies, and regulations. Therefore, no environmental impacts would result from a conflict with land use plans, policies and regulations.

Mitigation Measures:

None required.



3. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that cumulative impacts to consistency with adopted land use plans and polices would be less than significant as regional growth, in general, would be reviewed for consistency with adopted land use plans and policies by the County, City of Agoura Hills, and other incorporated cities, in accordance with the requirements of CEQA, the State Zoning and Planning Law, and the State Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development.

The General Plan EIR 2010 found that the contribution of the General Plan 2010 to cumulative land use incompatibility would result in no impact and is thus not cumulatively considerable because development under the project would be compatible with the land uses that surround it. There would be no cumulative impact.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented and housing is developed.

Development on all the opportunity sites would be required to comply with existing Municipal Code regulations and General Plan policies. For projects proposed under the AHO and which would be approved ministerially, the City has developed a set of objective design and development standards that would be adopted as part of the Zoning Code amendments implementing the General Plan. These objective standards would prohibit obstruction of a scenic vista (Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan) from a passersby on the site's adjacent rights-of-way by more than 50 percent of the length of the project site; prohibit development on primary and secondary ridgelines; define lighting and building material standards for the sites; and prohibit development on slopes in excess of 35 percent. The objective standards would also require that development on sites with an average 10 percent or higher slope, structures are located with a minimum building setback of thirty (30) feet to the top of slope.

As all projects proposed on the housing opportunity sites would be subject to City policies (Municipal Code, General Plan policies, and adopted objective standards), no environmental impacts would result from a conflict with land use plans, policies and regulations or incompatible land uses. Therefore, no cumulative impacts would result.



Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a rezoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

The GPU would be consistent with all applicable state, regional, and local plans and policies. In fact, the Elements are being updated to specifically address state, regional and local requirements. The updates strengthen the consistency of the General Plan and Housing Element and would not conflict with existing plans. Therefore, adoption of the Housing Element 2021-2029 Update and associated Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Element updates would not create conflicts with land use plans, policies, and regulations. As such, no environmental impacts would result from a conflict with land use plans, policies, and regulations and therefore, no cumulative impact would result.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to land use.

4. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, any impacts would be less than significant. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

I. NOISE

1. INTRODUCTION

This section of the SEIR evaluates the impacts of the General Plan Update associated with noise within the City of Agoura Hills. This section describes the existing noise environment within and around the City and the potential for significant increases in noise and groundborne vibration levels due to implementation of the General Plan Update. Data for this section were developed based on a review of current noise standards, and noise assessment methodologies, including the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction model, and others contained in the Federal Transit Administration's Transit Noise and Impact Assessment document. Potential direct and indirect impacts resulting from construction and operational activities associated with implementation of the General Plan Update are identified.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not expose people residing or working in the City to excessive noise levels 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. The City is not in the vicinity of any commercial airport nor does any area of the City fall within an airport land use plan. As such, it was determined that implementation of the General Plan 2010 would not expose people residing or working within the City to excessive noise levels and would thus have no impact.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not expose people residing or working in the City to excessive noise levels for a project located within the vicinity of a private airstrip. There are no private airstrips in the vicinity of the City. As such, it was determined that implementation of the General Plan 2010 would not expose people residing or working within the City to excessive noise levels and would thus have no impact.

The General Plan EIR 2010 determined that construction activities associated with the General Plan 2010 would generate noise levels that exceed the noise standards established by the City of Agoura Hills. However, it was determined that this impact would be temporary and subject to the requirements of the City Municipal Code. This impact was determined to be less-than-significant.

The General Plan EIR 2010 determined that groundborne vibration resulting from operational activities associated with the General Plan 2010 would be largely generated by trucks making periodic deliveries within the City. However, these types of deliveries would be consistent with deliveries that are currently made along existing roadways to commercial uses in the City and would not increase groundborne vibration above existing levels. Because no substantial sources of groundborne vibration were anticipated under the General Plan 2010, no vibration impacts would occur during operation of the General Plan 2010. Therefore, it was determined that the General Plan 2010 would not expose sensitive receptors on- or off-site to excessive groundborne vibration or groundborne noise levels during operation of the uses permitted under the General Plan Update, and this impact would be less than significant.

The General Plan EIR 2010 determined implementation of the General Plan 2010 would generate increased local traffic volumes that would cause a permanent increase in ambient noise levels in the project vicinity. No roadway segments were expected to experience a significant increase in ambient noise

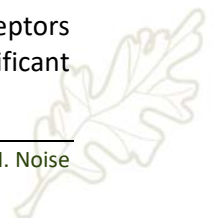
levels over existing conditions with the addition of future traffic volumes. Therefore, it was determined that impacts would be less-than-significant.

The General Plan EIR 2010 determined that construction activities associated with the General Plan 2010 would result in a temporary or periodic increase in ambient noise levels. However, the City of Agoura Hills Municipal Code (Article IX, Part 2, Division 6, Section 9666.4) allows for noise resulting from construction activities to be exempt from noise limits established in the Code. As such, it was determined that while the physical impact from an increase in ambient noise levels could occur from construction activities, an adverse effect on the nearby residents would not be significant. Therefore, impacts were determined to be less than significant.

The General Plan EIR 2010 determined that operations under the General Plan 2010 would result in temporary or periodic increases in ambient noise levels. Operations under the General Plan 2010 could include special events or temporary activities, such as concerts and sporting events, which would cause an increase in ambient noise levels. However, it was determined that these types of events already occurred under existing conditions within the City, and would not be expected to increase substantially under the General Plan 2010. Therefore, it was determined that impacts would be less than significant.

The General Plan EIR 2010 determined implementation of the General Plan 2010 would generate noise levels that exceed the noise standards established by the City of Agoura Hills Noise Regulations. It was determined that noise levels in excess of City standards already occurred and would continue to occur in many residential areas and other noise-sensitive uses throughout the City. The primary cause of increases in noise was not the implementation of the General Plan 2010, but development both inside and outside of the City that was anticipated to occur regardless of whether the General Plan was adopted or not. It was determined that implementation of the General Plan 2010 policies would, in most cases, reduce impacts to a less-than-significant level the exterior noise levels and/or increments on future noise-sensitive land uses that could be developed under the General Plan Update. However, the proposed policies would do little to remediate or reduce the magnitude of noise effects on many existing noise-sensitive land uses in areas with current high noise exposures or where additional noise increases are expected, some of which would be attributed to the General Plan 2010. Additionally, the General Plan EIR 2010 determined that, although exterior noise levels could be remediated by relocating roadways, building sound walls, and providing buffer zones between roadways and noise sensitive uses, it would not be possible to guarantee success because of external constraints (e.g., funding, land availability, roadway relocation cost, etc.). Therefore, it was determined the continuing exposure of existing noise-sensitive land uses to noise levels in excess of City standards or to noise increases as a result of the future growth under the General Plan 2010 would be a significant and unavoidable impact.

The General Plan EIR 2010 determined implementation of the General Plan 2010 could expose people or structures to excessive groundborne vibration during construction activities. It was determined that vibration levels could reach up to 87 VdB for typical construction activities (and up to 104 VdB if pile driving activities were to occur) at sensitive uses located within 25 feet of construction. For sensitive uses that are located at or within 25 feet of potential project construction sites, sensitive receptors (e.g., residents and school children) at these locations may experience vibration levels during construction activities that exceed the FTA's vibration impact threshold of 85 VdB for human annoyance. It was determined so long as construction occurs more than 50 feet from sensitive receptors, the impact associated with groundborne vibration generated by the typical construction equipment would be below 85 VdB. However, as specific site plans, equipment types or constructions schedules were unknown at the time; it may be possible that construction activities could occur as close as 25 feet from sensitive receptors or that pile driving activities could occur. It was determined this would result in these sensitive receptors experiencing vibration levels beyond the 85 VdB threshold, thereby resulting in a potentially significant



impact. The General Plan EIR 2010 determined impacts associated with construction-related groundborne vibration would continue to exceed the human annoyance threshold of 85 VdB, and would be considered significant and unavoidable.

2. ENVIRONMENTAL SETTING

A. Fundamentals of Sound and Environmental Noise

1) Noise Principles and Descriptors

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air). Noise is generally defined as undesirable (i.e., loud, unexpected, or annoying) sound. Acoustics is defined as the physics of sound and addresses its propagation and control.¹ In acoustics, the fundamental scientific model consists of a sound (or noise) source, a receiver, and the propagation path between the two. The loudness of the noise source and obstructions or atmospheric factors affecting the propagation path to the receiver determine the sound level and characteristics of the noise perceived by the receiver.

Sound, traveling in the form of waves from a source, exerts a sound pressure level (referred to as sound level) that is measured in decibels (dB), which is the standard unit of sound amplitude measurement and reflects the way people perceive changes in sound amplitude.² The dB scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound, with 0 dB corresponding roughly to the threshold of human hearing and 120 and 140 dB corresponding to the thresholds of feeling and pain, respectively. Pressure waves traveling through air exert a force registered by the human ear as sound.³

Sound pressure fluctuations can be measured in units of hertz (Hz), which correspond to the frequency of a particular sound. Typically, sound does not consist of a single frequency, but rather a broad band of frequencies varying in levels of magnitude. When all of the audible frequencies of a sound are measured, a sound spectrum is plotted consisting of a range of frequencies spanning 20 to 20,000 Hz. The sound pressure level, therefore, constitutes the additive force exerted by a sound corresponding to the sound frequency/sound power level spectrum.⁴

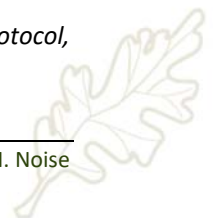
The typical human ear is not equally sensitive to the frequency range from 20 to 20,000 Hz. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that deemphasizes the frequencies below 1,000 Hz and above 5,000 Hz in a manner corresponding to the human ear's decreased sensitivity to these extremely low and extremely high frequencies. This method of frequency filtering or weighting is referred to as A-weighting, expressed in units of A-weighted decibels

¹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.2.1, September 2013.

² All sound levels measured in decibel (dB), as identified in the noise calculation worksheets included in Appendix of this Draft EIR and in this section of the Draft EIR, are relative to 2×10^{-5} N/m².

³ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.3, September 2013.

⁴ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.3, September 2013.



(dBA), which is typically applied to community noise measurements.⁵ Some representative common outdoor and indoor noise sources and their corresponding A-weighted noise levels are shown in **Table IV.I-1, Decibel Scale and Common Noise Sources**.

**Table IV.I-1
Decibel Scale and Common Noise Sources**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 110—	Rock Band
Jet Fly-over at 100 feet		
	— 100—	
Gas Lawnmower at 3 feet		
	— 90—	
		Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	— 80—	Garbage Disposal at 3 feet
Noisy Urban Area during Daytime		
Gas Lawnmower at 100 feet	— 70—	Vacuum Cleaner at 10 feet
Commercial Area		Normal Speech at 3 feet
Heavy Traffic at 300 feet	— 60—	
		Large Business Office
Quiet Urban Area during Daytime	— 50—	Dishwasher in Next Room
Quiet Urban Area during Nighttime	— 40—	Theater, Large Conference Room (background)
Quiet Suburban Area during Nighttime		
	— 30—	Library
Quiet Rural Area during Nighttime		Bedroom at Night, Concert Hall (background)
	— 20—	
		Broadcast/Recording Studio
	— 10—	
Lowest Threshold of Human Hearing	— 0—	Lowest Threshold of Human Hearing

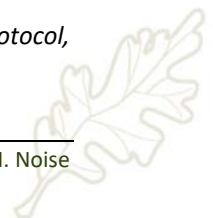
*Note: Colors are for illustrative purposes only.
Source: Caltrans, Technical Noise Supplement, Page 2-20, September 2013.*

2) Noise Exposure and Community Noise

Community noise exposure is typically measured over a period of time; a noise level is a measure of noise at a given instant in time. Community noise varies continuously over a period of time with respect to the sound sources contributing to the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with many unidentifiable individual contributors. Single-event noise sources, such as aircraft flyovers, sirens, etc., may cause sudden changes in background noise level.⁶ However, generally, background noise

⁵ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.1.3, September 2013.*

⁶ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.1, September 2013.*



levels change gradually throughout the day, corresponding with the addition and subtraction of distant noise sources, such as changes in traffic volume.

In an outdoor environment, sound energy attenuates through the air as a function of distance. Such attenuation is called “distance loss” or “geometric spreading” and is based on the type of source configuration (i.e., a point source or a line source). The rate of sound attenuation for a point source, such as a piece of mechanical or electrical equipment (e.g., air conditioner or bulldozer), is 6 dBA per doubling of distance from the noise source to the receptor over acoustically “hard” sites (e.g., asphalt and concrete surfaces) and 7.5 dBA per doubling of distance from the noise source to the receptor over acoustically “soft” sites (e.g., soft dirt, grass or scattered bushes and trees).⁷ For example, an outdoor condenser fan that generates a sound level of 60 dBA at a distance of 50 feet from a point source at an acoustically hard site would attenuate to 54 dBA at a distance of 100 feet from the point source and attenuate to 48 dBA at 200 feet from the point source. The rate of sound attenuation for a line source, such as a constant flow of traffic on a roadway, is 3 dBA per doubling of distance from the point source to the receptor for hard sites and 4.5 dBA per doubling of distance for soft sites.⁸

Structures (e.g., buildings and solid walls) and natural topography (e.g., hills and berms) that obstruct the line-of-sight between a noise source and a receptor further reduce the noise level if the receptor is located within the “shadow” of the obstruction, such as behind a sound wall. This type of sound attenuation is known as “barrier insertion loss.” If a receptor is located behind the wall but still has a view of the source (i.e., the line-of-sight is not fully blocked), barrier insertion loss would still occur but to a lesser extent. Additionally, a receptor located on the same side of the wall as a noise source may actually experience an increase in the perceived noise level as the wall can reflect noise back to the receptor, thereby compounding the noise. Noise barriers can provide noise level reductions ranging from approximately 5 dBA (where the barrier just breaks the line-of-sight between the source and receiver) to an upper range of 20 dBA with a larger barrier.⁹ Additionally, structures with closed windows can further attenuate exterior noise by a minimum of 20 dBA to 30 dBA.¹⁰

These successive additions of sound to the community noise environment change the community noise level from moment to moment, requiring the noise exposure to be measured over periods of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts. The following noise descriptors are used to characterize environmental noise levels over time.¹¹

L_{eq} : The equivalent sound level over a specified period of time, typically, 1 hour (L_{eq}). The L_{eq} may also be referred to as the energy-average sound level.

L_{max} : The maximum, instantaneous noise level experienced during a given period of time.

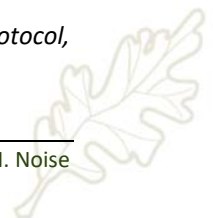
⁷ Caltrans, *Technical Noise Supplement (TeNS), 2009, Chapter 2.1.4.2.*

⁸ Caltrans, *Technical Noise Supplement (TeNS), 2009, Chapter 2.1.4.2.*

⁹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.1.4.4 and Section 5.1.1, September 2013.*

¹⁰ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Table 7-1, September 2013.*

¹¹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.2, September 2013.*



- L_{min} : The minimum, instantaneous noise level experienced during a given period of time.
- L_x : The noise level exceeded a percentage of a specified time period. For instance, L_{50} and L_{90} represent the noise levels that are exceeded 50 percent and 90 percent of the time, respectively.
- L_{dn} : The average A-weighted noise level during a 24-hour day, obtained after an addition of 10 dBA to measured noise levels between the hours of 10:00 P.M. and 7:00 A.M. to account for nighttime noise sensitivity. The L_{dn} is also termed the day-night average noise level (DNL).
- CNEL: The Community Noise Equivalent Level (CNEL) is the time average A-weighted noise level during a 24-hour day that includes an addition of 5 dBA to measured noise levels between the hours of 7:00 P.M. and 10:00 P.M. and an addition of 10 dBA to noise levels between the hours of 10:00 P.M. and 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively.

3) Effects of Noise on People

Noise is generally loud, unpleasant, unexpected, or undesired sound that is typically associated with human activity that is a nuisance or disruptive. The effects of noise on people can be placed into four general categories:

- Subjective effects (e.g., dissatisfaction, annoyance);
- Interference effects (e.g., communication, sleep, and learning interference);
- Physiological effects (e.g., startle response); and
- Physical effects (e.g., hearing loss).

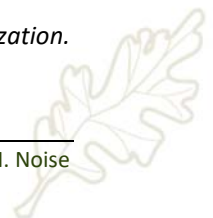
Although exposure to high noise levels has been demonstrated to cause physical and physiological effects, the principal human responses to typical environmental noise exposure are related to subjective effects and interference with activities. Interference effects interrupt daily activities and include interference with human communication activities, such as normal conversations, watching television, telephone conversations, and interference with sleep. Sleep interference effects can include both awakening and arousal to a lesser state of sleep.¹²

The World Health Organization's Guidelines for Community Noise details the adverse health effects of noise, which include hearing impairment, speech intelligibility, sleep disturbance, physiological functions (e.g. hypertension and cardiovascular effects), mental illness, performance of cognitive tasks, social and behavioral effects (e.g. feelings of helplessness, aggressive behavior), and annoyance.¹³

With regard to the subjective effects, an individuals' responses to similar noise events are diverse and influenced by many factors, including the type of noise, the perceived importance of the noise, the

¹² California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.1, September 2013.*

¹³ Berglund et al, 1999. *Guidelines for community noise.* World Health Organization. <https://apps.who.int/iris/handle/10665/66217>.



appropriateness of the noise to the setting, the duration of the noise, the time of day and the type of activity during which the noise occurs, and individual noise sensitivity. Overall, there is no completely satisfactory way to measure the subjective effects of noise, or the corresponding reactions of annoyance and dissatisfaction on people. A wide variation in individual thresholds of annoyance exists, and different tolerances to noise tend to develop based on an individual's past experiences with noise. Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted (i.e., comparison to the ambient noise environment). In general, the more a new noise level exceeds the previously existing ambient noise level, the less acceptable the new noise level will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships generally occur:¹⁴

- Except in carefully controlled laboratory experiments, a change of 1 dBA in ambient noise levels cannot be perceived.
- Outside of the laboratory, a 3 dBA change in ambient noise levels is considered to be a barely perceivable difference.
- A change in ambient noise levels of 5 dBA is considered to be a readily perceivable difference.
- A change in ambient noise levels of 10 dBA is subjectively heard as doubling of the perceived loudness.

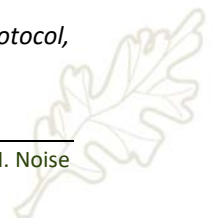
These relationships between change in noise level and human hearing response occur in part because of the logarithmic nature of sound and the dB scale. Because the dBA scale is based on logarithms, two noise sources do not combine in a simple additive fashion, but rather logarithmically. Under the dBA scale, a doubling of sound energy corresponds to a 3 dBA increase. In other words, when two sources are each producing sound of the same loudness, the resulting sound level at a given distance would be approximately 3 dBA higher than one of the sources under the same conditions. For example, if two identical noise sources produce noise levels of 50 dBA, the combined sound level would be 53 dBA, not 100 dBA. Under the dB scale, three sources of equal loudness together produce a sound level of approximately 5 dBA louder than one source, and ten sources of equal loudness together produce a sound level of approximately 10 dBA louder than the single source.¹⁵

4) Noise Attenuation

When noise propagates over a distance, the noise level reduces with distance depending on the type of noise source and the propagation path. Noise from a localized source (i.e., point source) propagates uniformly outward in a spherical pattern, referred to as "spherical spreading." Stationary point sources of noise, including stationary mobile sources such as idling vehicles, attenuate (i.e., reduce) at a rate between 6 dBA for acoustically "hard" sites and 7.5 dBA for "soft" sites for each doubling of distance from the reference measurement, as their energy is continuously spread out over a spherical surface (e.g., for

¹⁴ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.1, September 2013.*

¹⁵ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol, Section 2.2.1.1, September 2013.*



hard surfaces, 80 dBA at 50 feet attenuates to 74 dBA at 100 feet, 68 dBA at 200 feet).¹⁶ Hard sites are those with a reflective surface between the source and the receiver, such as asphalt or concrete surfaces or smooth bodies of water.¹⁷ No excess ground attenuation is assumed for hard sites and the reduction in noise levels with distance (drop-off rate) is simply the geometric spreading of the noise from the source.¹⁸ Soft sites are those that have an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees, which in addition to geometric spreading, provides an excess ground attenuation value of 1.5 dBA (per doubling distance).¹⁹

Roadways and highways consist of several localized noise sources on a defined path, and hence are treated as “line” sources, which approximate the effect of several point sources.²⁰ Noise from a line source propagates over a cylindrical surface, often referred to as “cylindrical spreading.”²¹ Line sources (e.g., traffic noise from vehicles) attenuate at a rate between 3 dBA for hard sites and 4.5 dBA for soft sites for each doubling of distance from the reference measurement.²² Therefore, noise due to a line source attenuates less with distance than that of a point source with increased distance.

Receptors located downwind from a noise source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels.²³ Atmospheric temperature inversion (i.e., increasing temperature with elevation) can increase sound levels at long distances. Other factors such as air temperature, humidity, and turbulence can, under the right conditions, also have substantial effects on noise levels.²⁴

5) Vibration Fundamentals

Vibration can be interpreted as energy transmitted in waves through the ground or man-made structures, which generally dissipate with distance from the vibration source. Vibration is an oscillatory motion through a solid medium in which the motion’s amplitude can be described in terms of displacement,

¹⁶ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.2, September 2013.

¹⁷ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.2, September 2013.

¹⁸ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.2, September 2013.

¹⁹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.2, September 2013.

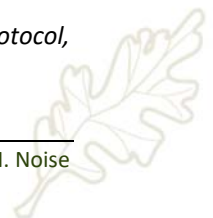
²⁰ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.1, September 2013.

²¹ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.1, September 2013.

²² California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.1, September 2013.

²³ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.3, September 2013.

²⁴ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Section 2.1.4.3, September 2013.



velocity, or acceleration. Since energy is lost during its transfer from one particle to another, vibration becomes less perceptible with increasing distance from the source.

As described in the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment Manual*, groundborne vibration can be a serious concern for nearby neighbors of a transit system route or maintenance facility, causing buildings to shake and rumbling sounds to be heard.²⁵ In contrast to airborne noise, groundborne vibration is not a common environmental problem, as it is unusual for vibration from sources such as rubber-tired buses and trucks to be perceptible, even in locations close to major roads. Some common sources of groundborne vibration are trains, heavy trucks traveling on rough roads, and certain construction activities, such as blasting, pile-driving, and operation of heavy earth-moving equipment.²⁶ Groundborne vibration generated by man-made activities (e.g., road traffic, construction operations) typically weakens with greater horizontal distance from the source of the vibration.

Several different methods are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal in inches per second (in/sec), and is most frequently used to describe vibration impacts to buildings.²⁷ The root mean square (RMS) amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body.²⁸ Decibel notation (VdB) is commonly used to express RMS vibration velocity amplitude. The relationship of PPV to RMS velocity is expressed in terms of the "crest factor," defined as the ratio of the PPV amplitude to the RMS amplitude. PPV is typically a factor of 1.7 to 6 times greater than RMS vibration velocity; FTA uses a crest factor of 4.²⁹ The decibel notation VdB acts to compress the range of numbers required to describe vibration. Typically, groundborne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receptors for vibration include buildings where vibration would interfere with operations within the building or cause damage (especially older masonry structures), locations where people sleep, and locations with vibration sensitive equipment.³⁰

Groundborne noise specifically refers to the rumbling noise emanating from the motion of building room surfaces due to the vibration of floors and walls; it is perceptible only inside buildings.³¹ The relationship between groundborne vibration and groundborne noise depends on the frequency of the vibration and the acoustical absorption characteristics of the receiving room. For typical buildings, groundborne vibration that causes low frequency noise (i.e., the vibration spectrum peak is less than 30 Hz) results in a groundborne noise level that is approximately 50 decibels lower than the velocity level. For groundborne vibration that causes mid-frequency noise (i.e., the vibration spectrum peak is 30 to 60 Hz), the

²⁵ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 7, 2018*, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

²⁶ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 7, 2018*.

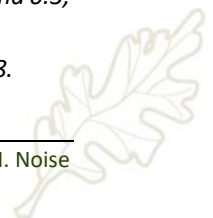
²⁷ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 5.1, 2018*.

²⁸ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 5.1, 2018*.

²⁹ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 5.1, 2018*.

³⁰ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 6.1, 6.2, and 6.3, 2018*.

³¹ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual, Section 5.4, 2018*.



groundborne noise level will be approximately 35 to 37 decibels lower than the velocity level.³² Therefore, for typical buildings, the groundborne noise decibel level is lower than the groundborne vibration velocity level.

B. Existing Conditions

1) Existing Noise Environment

Land uses within the City of Agoura Hills include a range of residential, commercial, office/manufacturing, institutional, and recreational open space areas. As the City has limited alternative transportation facilities (MTA Bus Line 161 and Commuter Express Lines 422 and 423), the primary source of noise is vehicular traffic. Noise in the City also occurs from various stationary sources, such as mechanical equipment associated with building structures, the operation of various types of businesses, and sources produced at residential locations. These sources of noise in the City are further described below.

a) Arterial Roadways

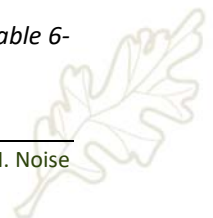
The dominant noise sources throughout the City of Agoura Hills are transportation related. The Ventura Freeway (US-101) is the major source of traffic noise within City limits; however, additional traffic noise is generated along major streets. Motor vehicle noise generated by automobiles, motorcycles, trucks, and buses commonly causes sustained noise levels and is often in close proximity of sensitive land uses.

Residential uses near arterial roadways do not have attenuation from noise other than the presence of any large-scale commercial structures separating the residential area from those arterials and the distance between the roadway and the residential structures. The noise attenuation features of new residential uses are reviewed on a project-by-project basis as part of the City's development review process. This means that as residential projects are proposed near the major roadways within the City, future noise levels are evaluated and noise mitigation strategies are developed as necessary to meet City standards.

b) Stationary Sources

A wide variety of stationary sources that are typical of an urban setting are present in the City of Agoura Hills. The City contains many different uses (e.g., commercial, office/manufacturing, residential, institutions, public facilities, utilities, etc.), all of which can produce noise. Residential areas can generate noise through the use of heating and cooling equipment, and through landscape maintenance activities such as gasoline-powered lawnmowers, leaf blowers, and trash collection. Commercial uses can generate noise through the operation of rooftop heating and cooling equipment, and other operational activities, such as trash deposit and collection in alleys, noise emanating from within businesses, and deliveries. Outdoor sports facilities that attract large numbers of spectators, such as high school football fields, can produce noise that affects nearby receptors. The level of noise produced depends on the size of the facility and the attendance for a specific event. Football fields with seating for 4,000 to 5,000 people and amplified public address systems have typically generated maximum noise levels of about 90 dBA at a distance of 50 feet from the field.

³² *Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, Table 6-3 and Table 6-14, pages 126 and 146, 2018.*



2) Existing Noise Levels

a) Noise Levels Associated with Construction Activities in the City

Construction activities are a regular and on-going source of noise throughout the City due to the construction and/or renovation of new and existing structures. Noise levels generated by construction activities are generally isolated to the immediate vicinity of the construction site and typically occur during daytime hours in accordance with City regulations (discussed below). Construction activities also typically occur for relatively short-term periods of a few weeks to a few months, and then the noise sources are removed from the construction area.

b) Vibration

The primary existing source of vibration in the City is truck traffic along the City's roadways. Perceptible vibration levels may be caused by heavy trucks hitting discontinuities in the pavement from gaps and potholes. Under normal conditions with well-maintained asphalt, vibration levels are usually not perceptible beyond the road right-of-way. There are no known major sources of vibration, such as heavy industrial equipment that would cause substantial levels of vibration to nearby sensitive uses.

c) On-Road Vehicles

Mobile sources of noise, especially cars, and trucks, are the most common and significant sources of noise in most communities and are the predominant source of noise in the City. Regional access to the City is provided by U.S. Highway 101 (US-101), which runs east/west through the City of Agoura Hills. The major thoroughfares are Kanan Road, Thousand Oaks Boulevard, and Agoura Road.

d) Rail Noise

There are no rail lines that run through the City or are near the City limits. Rail noise is not considered to be a significant factor for the community noise environment of the City.

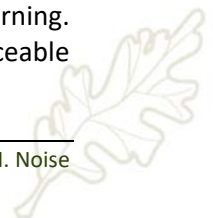
e) Aircraft Noise

There are no public or public-use airports within or in the general vicinity of Agoura Hills. The closest airport is Van Nuys Airport, located approximately 21 miles to the east. Occasional overflights may be heard, but are not considered to be a significant factor for the community noise environment of the City.

f) Stationary Sources of Noise

Whereas mobile-source noise affects many receptors along an entire length of roadway, stationary noise sources affect only their immediate areas. Many processes and activities in cities produce stationary noise, most notably, the operation of commercial, warehousing, industrial uses, schools, and at-grade railroad crossings. Noise exposure within industrial facilities is controlled by federal and state employee health and safety regulations. Noise levels outside of industrial and other facilities are subject to local standards.

There are some light manufacturing uses within the City; these occur mostly along Agoura Road and Canwood Street. Most of the City's commercial uses are also located along Agoura Road and Canwood Street, with some along Kanan Road, north of Canwood Street. Schools are considered noise-sensitive because of the necessity for quiet in the classroom to provide an adequate environment for learning. However, outdoor activities that occur on school campuses throughout the City can generate noticeable



levels of noise. While it is preferable to have schools in residential areas to support the neighborhood, noise generated on both the weekdays (by physical education classes and sports programs) and weekends (by use of the fields by youth organizations) can elevate noise levels at adjacent receptor areas.

g) **Sensitive Land Uses**

Various standards have been developed to address the compatibility of land uses and noise levels. The applicable standards are presented in **Section C. Regulatory Setting**, below. Special emphasis is placed on land uses that are considered to be sensitive to high noise levels.

Sensitive land uses are those uses that have associated human activities that may be subject to stress or significant interference from noise. Potentially sensitive land uses in Agoura Hills include residences, schools, churches, and libraries.

3) **Housing Element Project Sites**

Site A

Site A is located at the southeast corner of Agoura Road and Kanan Road. The nearest sensitive receptors to Site A include a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.2-mile to the east, multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 0.3-mile to the north, and single-family residential dwelling units located along Caleta Road, approximately 0.3-mile to the southeast.

Site B

Site B is located at the southwest corner of Agoura Road and Kanan Road. The nearest sensitive receptors to Site B include a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.3-mile to the east, multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 0.3-mile to the northeast, and single-family residential dwelling units located along Caleta Road, approximately 0.3-mile to the southeast.

Site C

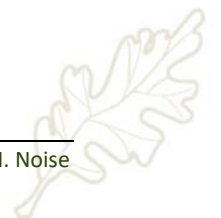
Site C is located at 28902 Agoura Road. The nearest sensitive receptors to Site C include a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.2-mile to the west, a single-family residential dwelling unit located immediately adjacent to the west, and a single-family residential unit located approximately 300 feet to the east.

Site D

Site D is located along Canwood Street, west of Kanan Road. The nearest sensitive receptors to Site D include a single-family residential neighborhood, located immediately adjacent to the north and multi-family residential units located along Canwood Street, located immediately adjacent to the west.

Site E

Site E is located on the north side of Agoura Road in the AVSP Zone A. The nearest sensitive receptor to Site E is multi-family residential development located north of US 101 along Medea Lane, approximately 0.2-mile to the north and a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.2-mile to the east.



Site F

Site F is located at the southwest corner of Colodny Drive and Driver Avenue. The nearest sensitive receptors to Site F include single-family residential dwelling units located immediately adjacent to the west and multi-family residential units located immediately adjacent to the south.

Site G

Site G is located at 29045 Agoura Road. The nearest sensitive receptors to Site G include a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.1-mile to the southwest.

Site H

Site H is located at the end of Dorothy Drive, north of Agoura Road and east of Chesebro Road. The nearest sensitive receptors to Site H include single-family residential dwelling units located approximately 100 feet to the south across Agoura Road.

Site I

Site I is located along Agoura Road east of Cornell Road. The nearest sensitive receptors to Site I include single-family residential dwelling units located immediately adjacent to the east and approximately 300 feet to the west.

Site J

Site J is located at 29112 and 29130 Roadside Drive. The nearest sensitive receptors to Site J are multi-family residential dwelling units located north of US 101 along Medea Lane, approximately 800 feet to the north and a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.1-mile to the south.

Site K

Site K is located at 28912 Agoura Road. The nearest sensitive receptors to Site K include single-family residential dwelling units located along Agoura Road approximately 650 feet to the southeast and a single-family residence for the caretaker of the self-storage along Agoura Road, west of Cornell Road, approximately 0.2-mile to the west.

Site L

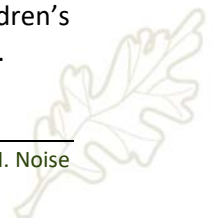
Site L is located at 28263 Dorothy Drive. The nearest sensitive receptors to Site L include a preschool approximately 280 feet to the south and multi-family residential dwelling units approximately 650 feet to the south, south of Agoura Road.

Site M

Site M is located along the south side of Agoura Road, east of Ladyface Court. The nearest sensitive receptor to Site M is the summer children's day camp located approximately 800 feet to the east on the south side of Agoura Road

Site N

Site N is located at 29360 Roadside Drive. The nearest sensitive receptor to Site N is the summer children's day camp located approximately 0.25-mile feet to the southwest on the south side of Agoura Road.



Site O

Site O is located at 5675 Kanan Road. The nearest sensitive receptors to Site O include single-family residential dwelling units located immediately adjacent to the west and southwest, single-family residential dwelling units located approximately 100 feet to the east and southeast across Kanan Road, multi-family residential dwelling units located approximately 200 feet northeast across Thousand Oaks Boulevard, and Agoura Hills High School located approximately 0.4-mile to the east.

Site P

Site P is located at 5801 Kanan Road. The nearest sensitive receptors to Site P include multi-family residential dwelling units located approximately 150 feet to the east across Kanan Road and multi-family residential dwelling units located approximately 300 feet to the west, as well as single-family residential dwelling units located approximately 400 feet to the northwest, 200 feet to the southeast across Kanan Road, and 150 to the southwest across Kanan Road. In addition, Willow Elementary School is located approximately 450 feet to the north and Agoura Hills High School located approximately 0.4-mile to the south east.

Site Q

Site Q is located at 5801 Kanan Road. The nearest sensitive receptors to Site Q include Willow Elementary School located immediately adjacent to the north and single-family residential dwelling units located approximately 50 feet across Rusting Oaks Drive, as well as single-family residential dwelling units located approximately 100 feet to the north across Laro Drive and 100 feet to the east across Kanan Road. Agoura Hills High School located approximately 1.0-mile to the southeast.

Site R

Site R is located along Roadside Drive, west of Lewis Road. The nearest sensitive receptors to Site R include a preschool approximately 300 feet to the southeast, as well as another preschool and single-family residential dwelling units located along Agoura Road approximately 350 feet to the south.

Site S

Site S is located along Agoura Road, east of Cornell Drive. The nearest sensitive receptors to Site S include a single-family residential dwelling unit located approximately 600 feet to the west, as well as single-family residential dwelling units located along Vejar Drive approximately 400 feet to the east.

Site T

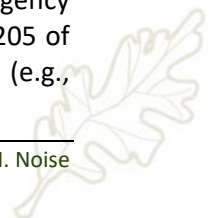
Site T is located along Roadside Drive, east of Roadside Road. The nearest sensitive receptor to Site N is the children's summer day camp located approximately 0.25-mile feet to the southwest on the south side of Agoura Road.

C. Regulatory Setting

1) Federal

a) Noise Control Act of 1972

Under the authority of the Noise Control Act of 1972, the United States Environmental Protection Agency (USEPA) established noise emission criteria and testing methods published in Parts 201 through 205 of Title 40 of the Code of Federal Regulations (CFR) that apply to some transportation equipment (e.g.,



interstate rail carriers, medium trucks, and heavy trucks) and construction equipment. In 1974, USEPA issued guidance levels for the protection of public health and welfare in residential areas of an outdoor L_{dn} of 55 dBA and an indoor L_{dn} of 45 dBA.³³ These guidance levels are not standards or regulations and were developed without consideration of technical or economic feasibility. There are no federal noise standards that directly regulate environmental noise related to the construction or operation of the Project. Moreover, the federal noise standards are not reflective of urban environments that range by land use, density, proximity to commercial or industrial centers, etc. As such, for purposes of determining acceptable sound levels to determine and evaluate intrusive noise sources and increases, this document utilizes the City of Los Angeles Noise Regulations, discussed below.

b) Federal Transit Administration Vibration Standards

There are no federal vibration standards or regulations adopted by any agency that are applicable to evaluating vibration impacts from land use development projects such as the proposed Project. However, the Federal Transit Administration (FTA) has adopted vibration criteria for use in evaluating vibration impacts from construction activities.³⁴ The vibration damage criteria adopted by the FTA are shown in **Table IV.I-2, Construction Vibration Damage Criteria**. The FTA has adopted groundborne vibration standards that are used to evaluate potential building damage impacts related to construction activities. The groundborne vibration damage criteria adopted by the FTA are shown in **Table IV.I-2**.

**Table IV.I-3
Construction Vibration Damage Criteria**

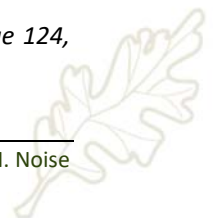
Building Category	PPV (in/sec)
I. Reinforced-concrete, steel, or timber (no plaster)	0.50
II. Engineered concrete and masonry (no plaster)	0.30
III. Non-engineered timber and masonry buildings	0.20
IV. Buildings extremely susceptible to groundborne vibration damage	0.12
<i>Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006.</i>	

The FTA has also adopted standards associated with human annoyance for determining the groundborne vibration and noise impacts from ground-borne noise on the following three off-site land-use categories: Vibration Category 1 – High Sensitivity, Vibration Category 2 – Residential, and Vibration Category 3 – Institutional.³⁵ The FTA defines Category 1 as buildings where vibration would interfere with operations within the building, including vibration-sensitive research and manufacturing facilities, hospitals with vibration-sensitive equipment, and university research operations. Vibration-sensitive equipment includes, but is not limited to, electron microscopes, high-resolution lithographic equipment, and normal optical microscopes. Category 2 refers to all residential land uses and any buildings where people sleep, such as hotels and hospitals. Category 3 refers to institutional land uses such as schools, churches, other

³³ United States Environmental Protection Agency, *EPA Identifies Noise Levels Affecting Health and Welfare*, April 1974. <https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html>. Accessed January 14, 2021.

³⁴ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-5, page 186, 2018.

³⁵ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 6-1, page 124, 2018.



institutions, and quiet offices that do not have vibration-sensitive equipment but that still potentially involve activities that could be disturbed by vibration. The vibration thresholds associated with human annoyance for these three land-use categories are shown in **Table IV.I-3, Groundborne Vibration and Groundborne Noise Impact Criteria for General Assessment**. No thresholds have been adopted or recommended for commercial or office uses.

**Table IV.I-3
Groundborne Vibration and Groundborne Noise Impact Criteria for General Assessment**

Land Use Category	Frequent Events ^a	Occasional Events ^b	Infrequent Events ^c
Category 1	65 VdB ^d	65 VdB ^d	65 VdB ^d
Category 2	72 VdB	75 VdB	80 VdB
Category 3	75 VdB	78 VdB	83 VdB

a "Frequent Events" is defined as more than 70 vibration events of the same source per day.
b "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day.
c "Infrequent Events" is defined as fewer than 30 vibration events of the same kind per day.
d This criterion is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes.
 Source: FTA, Transit Noise and Vibration Impact Assessment Manual, September 2018.

c) Occupational Safety and Health Act of 1970

Under the Occupational Safety and Health Act of 1970 (29 U.S.C. §1919 et seq.), the Occupational Safety and Health Administration (OSHA) has adopted regulations designed to protect workers against the effects of occupational noise exposure. These regulations list permissible noise level exposure as a function of the amount of time during which the worker is exposed. The regulations further specify a hearing conservation program that involves monitoring noise to which workers are exposed, ensuring that workers are made aware of overexposure to noise, and periodically testing the workers' hearing to detect any degradation.³⁶

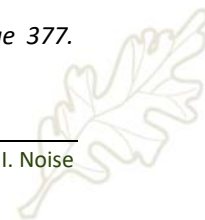
2) State

a) Office of Planning and Research Guidelines for Noise Compatible Land Use

The State of California has not adopted statewide standards for environmental noise, but the Governor's Office of Planning and Research (OPR) has established guidelines for evaluating the compatibility of various land uses as a function of community noise exposure.³⁷ The purpose of these guidelines is to maintain acceptable noise levels in a community setting for different land use types. Noise levels are divided into four general categories, which vary in range according to land use type: "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable." The City has developed its own compatibility guidelines in the General Plan, as presented in **Table IV.I-4, Guidelines for Noise Compatible Land Use**, based in part on OPR Guidelines. California Government Code Section 65302 requires each county and city in the State to prepare and adopt a comprehensive long-

³⁶ United States Department of Labor. OSH Act of 1970. <https://www.osha.gov/laws-regs/oshact/completeoshact>. Accessed January 14, 2021.

³⁷ State of California, Governor's Office of Planning and Research, General Plan 2017 Guidelines, page 377. http://opr.ca.gov/docs/OPR_COMPLETE_7.31.17.pdf. Accessed January 14, 2021.



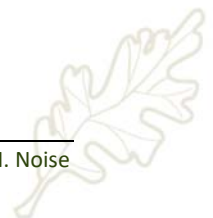
range general plan for its physical development, with Section 65302(f) requiring a noise element to be included in the general plan. The noise element must: (1) identify and appraise noise problems in the community; (2) recognize Office of Noise Control guidelines; and (3) analyze and quantify current and projected noise levels.

**Table IV.I-4
Guidelines for Noise Compatible Land Use**

Land Uses	CNEL (dBA)					
	55	60	65	70	75	80
Residential - Low Density Single Family, Duplex, Mobile Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Residential - Multiple Family	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Transient Lodging, Motels, Hotels	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Normally Unacceptable	Normally Unacceptable	Normally Unacceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Sports Arena, Outdoor Spectator Sports	Normally Unacceptable	Normally Unacceptable	Normally Unacceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Playgrounds, Neighborhood Parks	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Office Buildings, Businesses, Commercial and Professional	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Industrial, Manufacturing, Utilities, Agricultural	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

Source: Governor's Office of Planning and Research, 2003, October. State of California General Plan Guidelines.

- Normally Acceptable:**
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- Normally Unacceptable:**
New construction or development should generally be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
- Conditionally Acceptable:**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
- Clearly Unacceptable:**
New construction or development should generally not be undertaken.



The State has also established noise insulation standards for new multi-family residential units, hotels, and motels. These requirements are collectively known as the California Noise Insulation Standards (Title 24, California Code of Regulations). The noise insulation standards set forth an interior standard of 45 dBA CNEL in any habitable room. The standards require an acoustical analysis demonstrating that dwelling units have been designed to meet this interior standard where such units are proposed in areas subject to exterior noise levels greater than 60 dBA CNEL. Title 24 standards are typically enforced by local jurisdictions through the building permit application process.

***b)* Caltrans Vibration/Groundborne Noise Standards**

The State of California has not adopted statewide standards or regulations for evaluating vibration or groundborne noise impacts from land use development projects such as the proposed Project. Although the State has not adopted any vibration standard, Caltrans in its *Transportation and Construction Vibration Guidance Manual*³⁸ recommends the following vibration thresholds that are more practical than those provided by the FTA and shown in **Table IV.I-5, Guideline Vibration Damage Potential Threshold Criteria**.

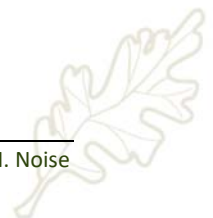
**Table IV.I-5
Guideline Vibration Damage Potential Threshold Criteria**

Structure and Condition	Maximum PPV (inch/sec)	
	Transient Sources ¹	Continuous/Frequent Intermittent Sources ²
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50
¹ Transient sources create a single, isolated vibration event, such as blasting or drop balls. ² Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment. Source: Caltrans, <i>Transportation and Construction Vibration Guidance Manual, 2013, Table 19.</i>		

***3)* Local**

The City of Agoura Hills has adopted the land use compatibility guidelines developed by the State of California to determine acceptable ambient noise levels within the City, as shown in **Table IV.I-5, Guidelines for Noise Compatible Land Use**. Based on these standards, exterior noise levels of 60 dBA CNEL and lower are “normally acceptable” for single-family residential uses, while exterior noise levels of 65 dBA CNEL and lower are “normally acceptable” for multi-family residential uses. “Normally acceptable” is defined as the highest noise level that should be considered for the construction of new buildings that incorporate conventional construction techniques, but without any special noise insulation requirements.

³⁸ Caltrans, *Transportation and Construction Vibration Guidance Manual, April 2020.*



a) Agoura Hills Municipal Code

Chapter 6, Part 2, Division 6, Noise Regulations, of the Zoning Article of the Agoura Hills Municipal Code includes limitations on unnecessary, excessive, and annoying noises within the City. Section 9656 of the City Municipal Code establishes the general standards relative to disturbance of peace as follows:

...[C]reating, maintaining, causing or allowing to create, maintain or cause any noise in a manner ... [that is] detrimental to the public health, welfare and safety and contrary to the public interest.

The City’s Noise Ordinance establishes noise level standards in and around residential structures, as shown in **Table IV.I-6, Interior and Exterior Noise Standards**.

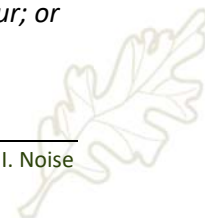
**Table IV.I-6
Interior and Exterior Noise Standards**

Land Use Categories		CNEL	
Categories	Uses	Interior ^a	Exterior ^b
Residential	Single Family, Duplex, Multiple Family	45 ^c	55
	Mobile Home	45	55
Commercial	Hotel, Motel, Transient Lodging	45	-
	Commercial Retail, Bank, Restaurant	55	-
	Office Building, Research and Development, Professional Offices, City Office Building	50	-
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	-
	Movie Theatres	45	-
	Gymnasium (Multipurpose)	50	-
Industrial	Sports Club	55	-
	Manufacturing, Warehousing, Wholesale, Utilities	65	-
Institutional	Hospital, Schools' classroom	45	55
	Church, Library	45	55
Open Space	Parks	-	65
<p><i>a Includes bathrooms, toilets, closets, corridors.</i></p> <p><i>b Limited to the following:</i></p> <ul style="list-style-type: none"> ■ Private yard of single family ■ Multi-family private patio or balcony which is served by a means of exit from inside the dwelling ■ Balconies 6 feet deep or less are exempt ■ Mobile home park ■ Park's picnic area ■ School's playground <p><i>c Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.</i></p>			

The ordinance also stipulates, with respect to exterior noise levels, in Section 9656.2 of the City Municipal Code that:

It shall be unlawful for any person at any location within the city to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured by any other residential property either incorporated or unincorporated, to exceed:

1. *The noise standard for a cumulative period of more than fifteen (15) minutes in any hour; or*



2. *The noise standard plus five (5) db(A) for a cumulative period of more than ten (10) minutes in any hour; or*
3. *The noise standard plus ten (10) db(A) for a cumulative period of more than five (5) minutes in any hour; or*
4. *The noise standard plus fifteen (15) db(A) for a cumulative period of more than one (1) minute of any hour; or*
5. *The noise standard plus twenty (20) db(A) for any period of time.*

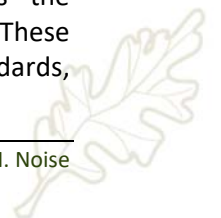
With regard to restrictions on construction activity, Section 9656.4 of the City Municipal Code states that construction noise is exempted from the noise restrictions listed above, provided that:

Noise ... associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 P.M. and 7:00 A.M. on weekdays, including Saturday, or at any time on Sunday or a legal holiday.

b) Agoura Hills General Plan 2010

The General Plan 2010 contains the following goals and policies related to noise and excessive noise levels, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to noise and excessive noise levels, nor changes to those existing.

- Goal N-1 Land Use Conflicts.** Minimized land use conflicts between various noise sources and other human activities.
- Policy N-1.1 Noise Standards.** Require noise mitigation for all development where the projected noise levels exceed those shown in **Table IV.I-7, Interior and Exterior Noise Standards**, to the extent feasible.
- Policy N-1.2 Compatibility of Noise-Generating Uses with Sensitive Receptors.** Require buildings and sites to be designed such that surrounding noise sensitive uses are adequately buffered from noise generating uses.
- Policy N-1.3 Mixed-Use Development Standards.** Require, whenever physically possible, new mixed-use developments to locate noise sources away from the residential portion of the development, and apply physical construction standards to reduce noise between uses.
- Policy N-1.4 Noise Mitigation Measures.** Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources.
- Policy N-1.5 Noise Standards.** Require noise mitigation for all development where the projected noise levels exceed those shown in **Table IV.I-7, Interior and Exterior Noise Standards**, to the extent feasible.
- Policy N-1.6 Noise Standards.** Enforce standards that specify acceptable noise limits for various land uses throughout the City. **Table IV.I-5, Guidelines for Noise Compatible Land Use**, shows criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the bases of specific Noise Standards. These standards,



presented in **Table IV.I-7, Interior and Exterior Noise Standards**, define City policy related to land uses and acceptable noise levels.

Goal N-2 Motor Vehicles. Minimized motor vehicle traffic noise impacts on sensitive noise receptors.

Policy N-2.1 State Motor Vehicle Noise Standards. Encourage the enforcement of state motor vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and the Los Angeles County Sheriff's Department.

Policy N-2.2 Roadway Mitigation Measures. Ensure the employment of noise mitigation measures in the design of roadway improvement projects consistent with funding capability. Support efforts by the California Department of Transportation and others to provide for acoustical protection of existing noise-sensitive land uses affected by these projects.

Policy N-2.3 Noise Mitigation Along Major Arterials. Require sound-attenuating devices, such as walls and berms, in the design of residential and other noise-sensitive land uses that are adjacent to the Ventura Freeway and major arterials.

Policy N-2.4 New Development. New development along the freeway corridor and major thoroughfares will be required to prepare noise studies, as deemed necessary by the Planning Department.

Goal N-3 Non-Transportation-Related Noise. Minimized non-transportation-related noise impacts on sensitive noise receptors.

Policy N-3.1 Protection from Stationary Noise Sources. Continue to enforce interior and exterior noise standards to ensure that sensitive noise receptors are not exposed to excessive noise levels from stationary noise sources, such as machinery, equipment, fans, and air conditioning equipment.

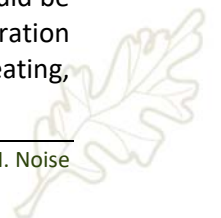
Policy N-3.2 Regulation of Sound-Amplifying Equipment. Continue to regulate the use of sound-amplifying equipment.

Policy N-3.3 Enforcement of Hours of Construction and Maintenance Activity. Continue to enforce restrictions on hours of construction activities so as to minimize the impacts of noise and vibration from the use of trucks, heavy drilling equipment, and other heavy machinery, including property maintenance equipment, to adjacent uses, particularly in residential areas.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Analytic Method

Implementation of the General Plan Update could result in elevated noise levels that may exceed permitted City noise levels. The primary sources of noise associated with the proposed project would be development project construction activities and project-related traffic volumes associated with operation of those projects. Secondary sources of noise would include new stationary sources (such as heating,



ventilation, and air conditioning units) and increased human activity through the use of outdoor amenities associated with new residential uses, throughout the City. The net increase in noise levels generated by these activities and other sources have been estimated and compared to the applicable noise standards and thresholds of significance.

Aside from noise levels, groundborne vibration would also be generated during the construction phase of future projects within the City by various types of construction equipment. Thus, the groundborne vibration levels generated by construction equipment have also been estimated and compared to applicable thresholds of significance.

B. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to noise. Specifically, the Guidelines state that the proposed project may have an adverse significant noise impact if it would result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- b) Generation of excessive groundborne vibration or groundborne noise levels;
- c) For a project located within the vicinity of a private airstrip or 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.

C. Project Impacts and Mitigation Measures

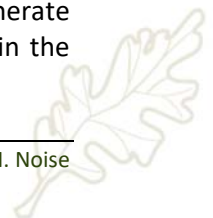
Impact I-1: Would the project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that construction activities associated with the General Plan 2010 would result in a temporary or periodic increase in ambient noise levels. However, the City of Agoura Hills Municipal Code (Article IX, Part 2, Division 6, Section 9666.4) allows for noise resulting from construction activities to be exempt from noise limits established in the Code. As such, it was determined that while the physical impact from an increase in ambient noise levels could occur from construction activities, an adverse effect on the nearby residents would not be significant. Therefore, impacts were determined to be less than significant.

The General Plan EIR 2010 determined that operations under the 2010 General Plan Update would result in temporary or periodic increases in ambient noise levels. Operations under the General Plan 2010 could include special events or temporary activities, such as concerts and sporting events, which would cause an increase in ambient noise levels. However, it was determined that these types of events already occurred under existing conditions within the City, and would not be expected to increase substantially under the General Plan 2010. Therefore, it was determined that impacts would be less than significant.

The General Plan EIR 2010 determined implementation of the General Plan 2010 would generate increased local traffic volumes that would cause a permanent increase in ambient noise levels in the



project vicinity. No roadway segments were expected to experience a significant increase in ambient noise levels over existing conditions with the addition of future traffic volumes. Therefore, it was determined that impacts would be less-than-significant.

GPU Impact

Housing Sites Development

The GPU includes project proposed land use designation changes, and updates to the General Plan Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements. The update to the Community Conservation and Development Element includes amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use & Community Form section of the Element and Land Use Map, along with a re-zoning program and adoption of Specific Plan Amendments. The Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. The update to the Community Safety Element includes goals and policies for wildland and urban fire hazards, flood hazards, a climate change vulnerability assessment, and climate change adaptation and resiliency strategies. The update to the Infrastructure and Community Services Element includes minor updates to the existing setting and a policy update related to the City's adoption of VMT thresholds. The update to the Natural Resources Element includes policies and text relating to air quality and the location of certain housing opportunity sites along major traffic corridors.

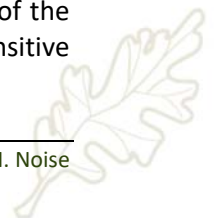
1) Construction Noise

Development of the proposed housing opportunity sites would require the use of heavy equipment for demolition, site excavation, installation of utilities, site grading, paving, and building fabrication. Construction activities would also involve the use of smaller power tools, generators, and other sources of noise. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary based on the amount of equipment in operation and the location of the activity.

The loudest expected piece of equipment for development on the opportunity sites would be 85 dBA at 50 feet (concrete mixer, dozer, grader, paver, etc.). Given a usage factor of 50% per the Federal Highway Road Noise Construction Model, the maximum Leq level for one piece of equipment is 82 dBA at 50 feet. In the potential scenario that two pieces of equipment are operating simultaneously 50 feet from the same point on the property line, the overall level would be 85 dBA, Leq.

Noise that would be experienced by sensitive uses due to development associated with implementation of the GPU would be determined at the property lines. Specific development plans have not yet been determined at individual sites; however, there is the potential that future construction activities could be as close as 50 feet from sensitive receptors (single- and multi-family residential, and educational uses). Sensitive receptors within the vicinity of individual development projects could experience noise levels up to 98 dBA Leq as a result of routine construction activities, and up to 107 dBA Leq if pile-driving activities were required.

Although the City of Agoura Hills Municipal Code (Article IX, Part 2, Division 6, Section 9666.4) exempts noise resulting from construction activities from noise limits established in the Code, and limits construction activities to the hours of 7:00 A.M. and 8:00 P.M. on Monday through Saturday and prohibited on Sundays and federal holidays, construction activities associated with development of the housing opportunity sites under the GPU could result in high noise levels that could affect sensitive



receptors located in the vicinity of the opportunity sites. The magnitude of these noise levels cannot be known until specific development projects, construction equipment and construction activities are identified for individual development projects. As such, impacts of noise from construction activities on the opportunity sites would be potentially significant. Moreover, because potential mitigation would be also specific to the opportunity sites, it is uncertain as to the effectiveness of mitigation in addressing potential construction noise impacts. As the City has developed in the 12 years since the adoption of General Plan 2010, the potential for construction activity to occur near sensitive receptors has increased. Accordingly, construction noise impacts associated with the development of the opportunity sites under the GPU are conservatively assessed to be significant and unavoidable.

2) Operational Noise

a) Parking Noise

Parking areas associated with future residential uses have the potential to generate noise due to cars entering and exiting, engines accelerating, braking, car alarms, squealing tires, and other general activities associated with people using the parking areas (i.e., talking, opening/closing doors, etc.). Noise levels associated with underground parking would be less than those for surface parking lots. However, surface parking lots are assumed for this analysis. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. Activity levels would be highest in the early morning and evening when the largest number of people would enter and exit. However, these events would occur at low exiting and entering speeds, which would not generate high noise levels. During these times, the noise levels can range from 44 to 63 dBA L_{eq} .³⁹ Operational noise within the project development sites is regulated under the City of Agoura Hills Municipal Code, Section 9656. Therefore, with compliance of existing Agoura Hills Municipal Code regulations noise impact associated with parking would be less than significant.

b) Stationary Noise Sources

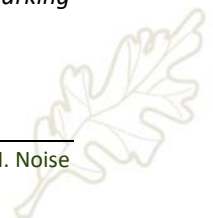
As part of the GPU, new mechanical equipment, pool equipment, HVAC units, and exhaust fans would be installed for the proposed uses. Although the operation of this equipment would generate noise, the design of all mechanical equipment would be required to comply with the regulations under the Agoura Hills Municipal Code. In addition, operation of the GPU, with the potential for housing development on the 20 sites would not require periodic use of special stationary equipment that would expose off-site sensitive receptors to an increase in ambient noise levels above those existing without the proposed project. Therefore, substantial (3.0 dBA L_{eq} or greater) temporary or periodic noise impacts to on- or off-site receptors due to operation of the housing site development as part of the GPU are not anticipated. This impact would be less than significant.

c) Outdoor Spaces

Noise associated with the GPU would also include people talking. This would result in noise levels of approximately 60-65 dBA at three feet.⁴⁰ With respect to potential swimming pool noise, typical noise

³⁹ Gordon Bricken & Associates, 1996. Estimates are based on actual noise measurements taken at various parking lots.

⁴⁰ Caltrans, Technical Noise Supplement, October 1998.



levels for recreational swimming including children playing range from approximately 64.8 L_{eq} dBA at a distance of 50 feet from the source. However, it should be noted that the proposed GPU would not, in and of itself, represent a substantial increase in ambient noise levels. The primary cause of an increase in noise would not be implementation of the GPU, but development both inside and outside of the City that is anticipated to occur regardless of whether the GPU is adopted or not. Furthermore, operational noise within the development project sites is regulated under the City of Agoura Hills Municipal Code, Section 9656. Therefore, with compliance of existing Agoura Hills Municipal Code regulations, noise impact associated with outdoor spaces would be less than significant.

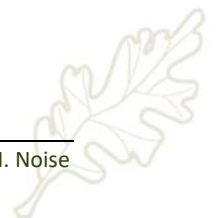
3) Traffic Noise

Future noise levels within the City would continue to be dominated by vehicular traffic on the adjacent roadways. Locations in the vicinity of future development on the housing sites within the City could experience slight changes in noise levels as a result of an increase in population and intensification of uses and the resulting increase in motor vehicle trips. A significant impact would occur if the future ambient exterior noise levels within the City fall outside the “normally acceptable” standards adopted by the City, which are 60 dBA CNEL and lower for single-family residential uses, and 65 dBA CNEL and lower for multi-family residential uses.

Noise contours associated with vehicular traffic with and without the GPU were calculated and are shown in **Figures IV.I-1 and IV.I-2**. The noise contours were calculated for the following scenarios and conditions:

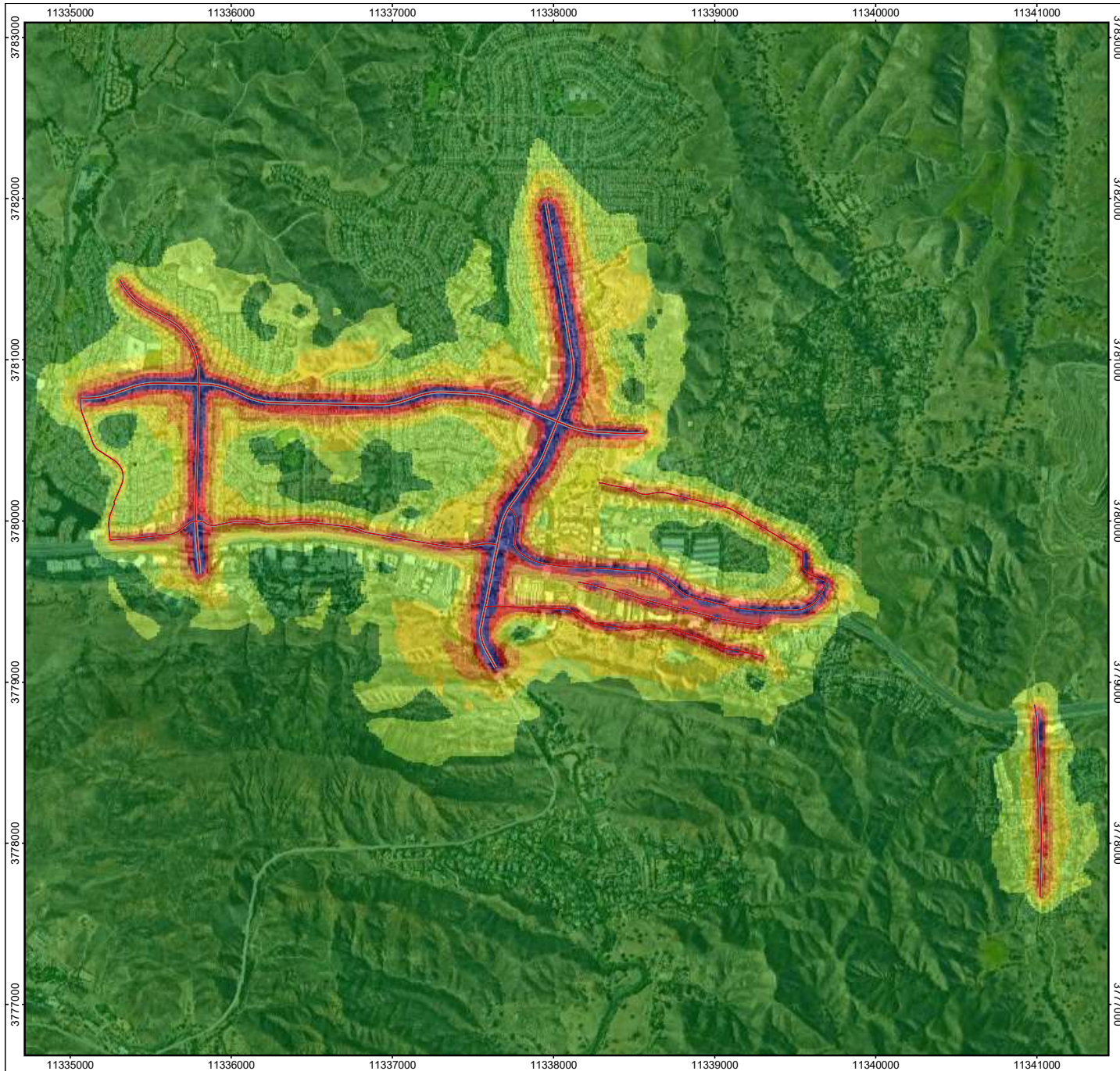
- Year 2029 Condition: This scenario refers to the 2029 traffic noise condition. This condition includes the trips from the projected buildout of General Plan 2010 through 2029 (see **Figure IV.I-1**).
- Year 2029 Plus GPU Condition: This scenario refers to the 2029 traffic noise condition plus GPU (see **Figure IV.I-2**).

Noise levels in excess of City standards currently occur. As shown in Figure IV.I-1, noise levels in excess of 60 dBA CNEL would occur along all major roadways in the City (Kanan Road, Thousand Oaks Boulevard, Reyes Adobe Road, Canwood Street, Agoura Road, Liberty Canyon Road, Driver Street). As shown in Figure IV.I-2, these levels would continue to occur along these roadways with implementation of the GPU. Noise levels drop substantially as distance from the roadways increases and most residential areas of the City would experience noise levels lower than 60dBA CNEL. The GPU would not, in and of itself, represent a substantial increase in ambient noise levels because the resulting noise levels along major roadways reflect all traffic travelling in and through the City. Nonetheless, due to the inclusion of new housing projects, traffic noise levels could be higher with implementation of the GPU than it is now along all freeways and highways, and along most major arterial and collector roads in Agoura Hills. Intervening structures or other noise-attenuating obstacles between a roadway and a receptor may reduce roadway noise levels at the receptor, but such potential reductions are not assumed in the following judgments made regarding impact significance.

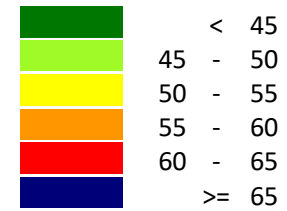


CITY of AGOURA HILLS General Plan Update

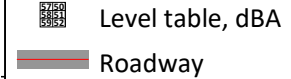
Traffic Noise Contours 2029



Levels in dB(A)



Signs and symbols



Source: MD Acoustics, April 2022.

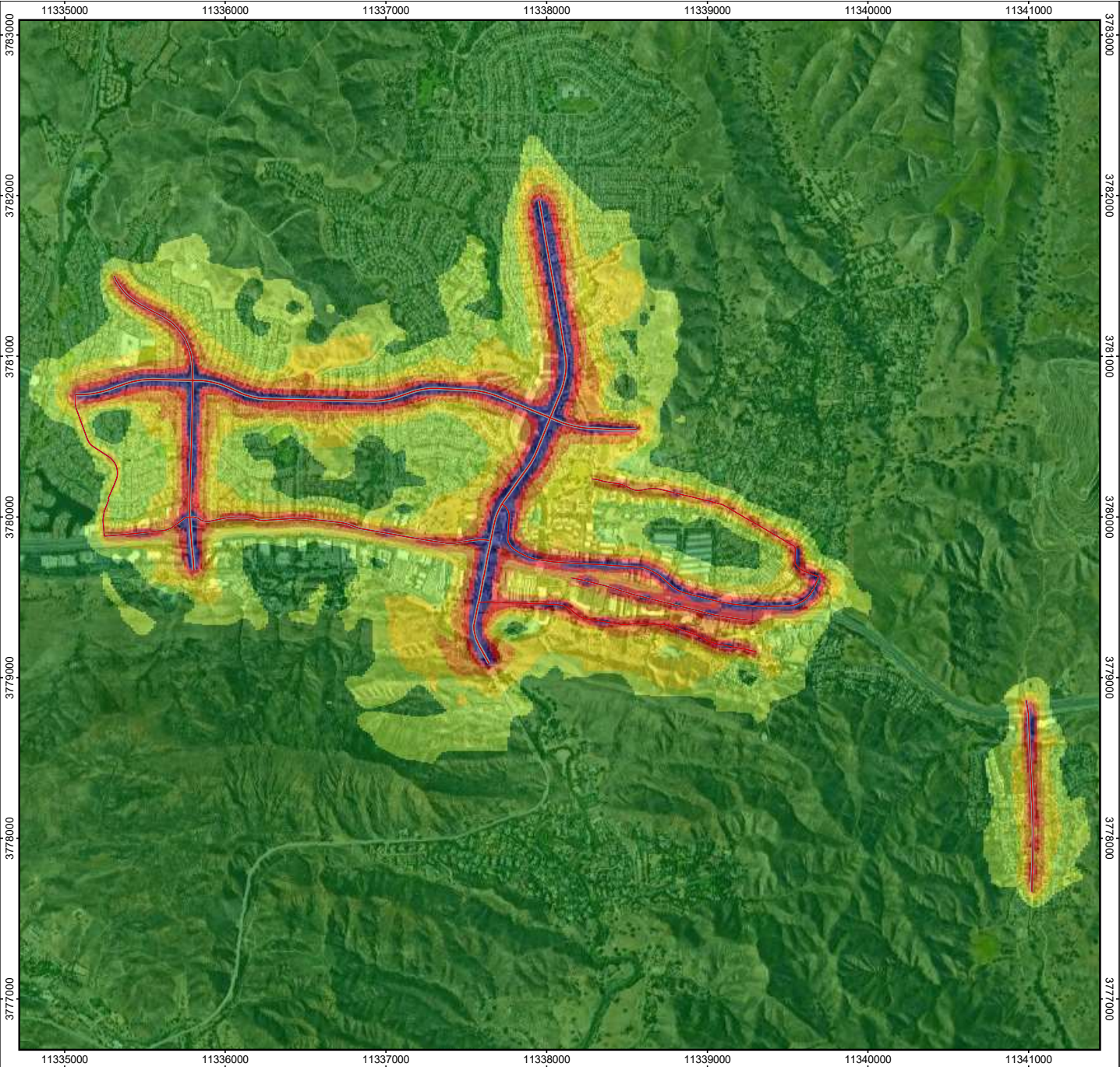
Length scale 1:2000









Figure IV.I-1

**CITY of AGOURA HILLS
General Plan Update**



**Traffic Noise Contours
2029 Including GPU**



Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	\geq 65

Signs and symbols

-  Level table, dBA
-  Roadway



Source: MD Acoustics, April 2022.

Length scale 1:2000



Figure IV.I-2

The GPU includes a number of policies to address noise issues within City limits. For example, Policy N-1.2 (Compatibility of Noise-Generating Uses with Sensitive Receptors) through Policy N-1.6 (Noise Standards) and Policy N-2.4 (New Development) require noise mitigation for all development at locations where the exterior noise standards exceed City standards. Policy N-2.1 (State Motor Vehicle Noise Standards) encourages the enforcement of vehicle noise standards in cooperation with local law enforcement, while Policy N-2.2 (Roadway Mitigation Measures) and Policy N-2.3 (Noise Mitigation Along Major Arterials) require the use of design strategies and other methods along transportation corridors to attenuate noise in lieu of sound walls.

For new development, City standards could conceivably be met and substantial noise increases could be avoided by building sound walls, providing buffer zones or relocating roadways. However, it would not be possible to guarantee success in all cases because funding may not be available for sound wall construction, or land may not be available for buffer zones. For existing residences located in areas adjacent to roadways or other noise generating sources it may not be possible or feasible to include the necessary level of noise reduction strategies to address an increase in noise. Thus, this mitigation does not meet the CEQA standard of “potentially feasible.” Therefore, the impact would be significant and unavoidable.

Other Updates to General Plan Elements

In addition to the text updates and updates to the to the Land Use Map to accommodate residential development on the housing opportunity sites, along with a re-zoning program and adoption of Specific Plan Amendments, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Community Safety Element would serve to reduce the City’s risks from wildfire and incorporate policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; updates to the Infrastructure and Community Services Element pertain to the City’s approach for analyzing transportation-related environmental impacts and would not have the potential to increase ambient levels within the city; and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to increase ambient noise levels within the city.

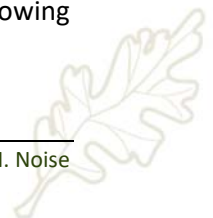
The updates to the General Plan Elements would not result in additional development beyond that discussed above under Housing Sites Development. Impacts of these updates would be less than significant.

Comparison of Significance to the General Plan EIR 2010

Based on the above, implementation of the GPU would result in significant and unavoidable impacts with respect to construction noise which differs from the General Plan EIR 2010 finding that construction noise impacts would be less than significant. Similar to the General Plan EIR 2010 findings, impacts related to traffic noise levels in excess of City standards would be significant and unavoidable. Similar to the General Plan EIR 2010 findings, impacts would be less than significant with respect to all other operational noise sources.

Mitigation Measures:

In addition to conformance with the City’s designated hours for construction activity of 7:00 A.M. to 8:00 P.M. on Monday through Saturday and prohibited on Sundays and federal holidays, the following



mitigation measures would work to reduce noise levels from construction activities, but impacts would not be reduced to a less than significant level:

- MM NOI-1:** Scheduling demolition and construction activities so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM NOI-2:** Construction contractor using power construction equipment with state-of-the-art noise shielding and muffling devices.
- MM NOI-3:** Conducting construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) as far as possible from the nearest noise- and vibration-sensitive land uses, and utilizing natural and/or manmade barriers (e.g., intervening construction trailers) to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

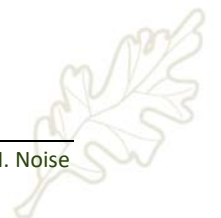
Although significant and unavoidable impacts related to traffic noise levels in excess of City standards have been identified, there are no additional mitigation measures that could feasibly be implemented to further reduce impacts.

Impact I-2: Would the project generate excessive groundborne vibration or groundborne noise levels?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined implementation of the General Plan 2010 could expose people or structures to excessive groundborne vibration during construction activities. It was determined that vibration levels could reach up to 87 VdB for typical construction activities (and up to 104 VdB if pile driving activities were to occur) at sensitive uses located within 25 feet of construction. For sensitive uses that are located at or within 25 feet of potential project construction sites, sensitive receptors (e.g., residents and school children) at these locations may experience vibration levels during construction activities that exceed the FTA's vibration impact threshold of 85 VdB for human annoyance. It was determined so long as construction occurs more than 50 feet from sensitive receptors, the impact associated with groundborne vibration generated by the typical construction equipment would be below 85 VdB. However, as specific site plans, equipment types or construction schedules were unknown at the time; it was possible that construction activities could occur as close as 25 feet from sensitive receptors or that pile driving activities could occur. It was determined this would result in these sensitive receptors experiencing vibration levels beyond the 85 VdB threshold, thereby resulting in a potentially significant impact. The General Plan 2010 determined impacts associated with construction-related groundborne vibration would continue to have the potential to exceed the human annoyance threshold of 85 VdB, and would be considered significant and unavoidable.

The General Plan EIR 2010 determined that groundborne vibration resulting from operational activities associated with the General Plan 2010 would be largely generated by trucks making periodic deliveries within the City. However, these types of deliveries would be consistent with deliveries that are currently made along existing roadways to commercial uses in the City and would not increase groundborne vibration above existing levels. Because no substantial sources of groundborne vibration were anticipated under the General Plan 2010, no vibration impacts would occur during operation of the General Plan 2010. Therefore, it was determined that the General Plan 2010 would not expose sensitive receptors on- or off-site to excessive groundborne vibration or groundborne noise levels during operation of the uses permitted under the General Plan 2010, and this impact would be less than significant.



GPU Impact

Housing Sites Development

The GPU proposes land use designation changes on the housing opportunity sites, along with a re-zoning program and adoption of Specific Plan Amendments, which would result in construction activity on those sites. Construction-related vibration has two potential impacts. First, vibration at high enough levels can result in human annoyance. Second, groundborne vibration can potentially damage the foundations and exteriors of historic structures. Groundborne vibration that can cause this kind of damage is typically limited to impact equipment, especially pile drivers. Construction activities that would occur have the potential to generate low levels of groundborne vibration. **Table IV.I-8, Vibration Source Levels for Construction Equipment**, identifies various vibration velocity levels for the types of construction equipment that would likely operate within the City during construction.

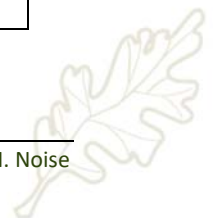
Similar to noise, groundborne vibration would attenuate at a rate of approximately 6 VdB per doubling of distance. The groundborne vibration generated during construction activities would primarily impact existing sensitive uses (e.g., residences and schools) that are located adjacent to or within the vicinity of the specific housing site projects. These sensitive uses could sometimes be located as close as 25 feet to a construction site or as far as several hundred feet away. Based on the information presented in **Table IV.I-7, Vibration Source Levels for Construction Equipment**, vibration levels could reach up to 87 VdB for typical construction activities (and up to 104 VdB if pile driving activities were to occur) at sensitive uses located within 25 feet of construction. For sensitive uses that are located at or within 25 feet of potential project construction sites, sensitive receptors (e.g., residents and school children) at these locations may experience vibration levels during construction activities that exceed the FTA's vibration impact threshold of 85 VdB for human annoyance. So long as construction occurs more than 50 feet from sensitive receptors, the impact associated with groundborne vibration generated by the typical construction equipment would be below 85 VdB and thus would be less than significant. However, as specific site plans, equipment types or constructions schedule are unknown at this time; it may be possible that construction activities could occur as close as 25 feet from sensitive receptors or that pile driving activities could occur. This would result in these sensitive receptors experiencing vibration levels beyond the 85 VdB threshold, thereby resulting in a potentially significant impact. Adherence to the City Noise Ordinance and implementation of Policy N-3.3 (Enforcement of Hours of Construction and Maintenance Activity) and Policy N-1.4 (Noise Mitigation Measures) would help to reduce this impact. However, impacts associated with construction-related groundborne vibration would continue to have the potential to exceed the human annoyance threshold of 85 VdB, and are conservatively assessed to be significant and unavoidable.

Table IV.I-7
Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB			
	25 feet	50 feet	75 feet	100 feet
Pile Driver (Impact)	104	98	94	92
Large Bulldozer	87	81	77	75
Loaded Trucks	86	80	76	74
Jackhammer	79	73	69	67
Small Bulldozer	58	52	48	46

The vibration levels are determined with the following equation from the HMMH Transit Noise and Vibration Impact Assessment, Final Report: $L_v(D) = L_v(25 \text{ ft}) - 20 \log(D/25)$, where L_v = vibration level of equipment, D = distance from the equipment to the receiver, $L_v(25 \text{ ft})$ = vibration level of equipment at 25 feet.

Source: Federal Railroad Administration 1998.



Groundborne vibration could conceivably be generated by operation of individual projects in the City. Since the housing opportunity sites would not include uses that would generate substantial sources of groundborne vibration, no significant vibration impacts would occur during operation of the housing sites. Consequently, there would be no operational groundborne vibration impacts to any on-site or off-site receptor. This impact would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map, along with a re-zoning program and adoption of Specific Plan Amendments, to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Community Safety Element would serve to reduce the City's risks from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change and would not have the potential to increase groundborne vibration or groundborne noise levels within the city. Updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to increase groundborne vibration or groundborne noise levels within the city and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to increase groundborne vibration or groundborne noise levels within the city.

The updates to the General Plan Elements would not result in additional development beyond that discussed above under Housing Sites Development. Impacts of these updates would be less than significant.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would potentially expose people to excessive groundborne vibration during construction activities and impacts would be significant and unavoidable.

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not expose people to groundborne vibration during operational activities and impacts would be less than significant.

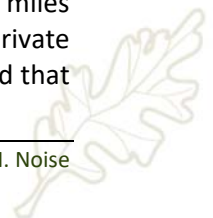
Mitigation Measures:

Although significant and unavoidable impacts during construction have been identified, there are no mitigation measures that could feasibly be implemented to further reduce impacts.

Impact I-3: For a project located within the vicinity of a private airstrip or 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?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not expose people residing or working in the City to excessive noise levels for a project located within the vicinity of a private airstrip, 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. The City is not in the vicinity of any commercial airport or private airstrip nor does any area of the City fall within an airport land use plan. As such, it was determined that



implementation of the General Plan 2010 would not expose people residing or working within the City to excessive noise levels and would thus have no impact.

GPU Impact

Housing Sites Development

The City is not in the vicinity of any commercial or private airports/airstrips nor does any area of the City fall within an airport land use plan. As such, development of the housing opportunity sites under the GPU would not expose people residing or working within the City to excessive noise levels, and would thus have no impact.

Other Updates to General Plan Elements

The project proposes land use designation changes, and updates to the General Plan Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements. The update to the Community Conservation and Development Element includes amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use & Community Form section of the Element and Land Use Map, along with a re-zoning program and adoption of Specific Plan Amendments. The Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. The update to the Community Safety Element includes goals and policies for wildland and urban fire hazards, flood hazards, and climate change. The update to the Infrastructure and Community Element includes minor updates to the existing setting and a policy update related to the City's adoption of VMT thresholds. The update to the Natural Resources Element includes policies and text relating to air quality and the location of certain housing opportunity sites along major traffic corridors.

These policies would not affect any operations associated with commercial or private airports/airstrips, as no such facilities existing within the City, nor does any area of the City fall within an airport land use plan. As such, the GPU would not expose people residing or working within the City to excessive noise levels, and would thus have no impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not expose people residing or working within the City to excessive noise levels related to airport and airstrip facilities.

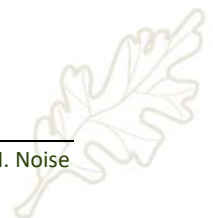
Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, and despite the application of mitigation measures, , impacts from construction noise and vibration would be significant and unavoidable.



GPU Impact

Housing Sites Development

Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold as the project would not contribute under these thresholds.

The geographic context for the analysis of cumulative noise impacts depends on the impact being analyzed. For construction impacts, only the immediate area around a project site (in this case the City of Agoura Hills or adjacent area, where applicable) would be included in the cumulative context. For operational/roadway related impacts, the context is existing and future development in the City of Agoura Hills. This cumulative impact analysis considers development of the project, in conjunction with ambient growth and other development within the vicinity of the City of Agoura Hills. Noise is, by definition, a localized phenomenon, and significantly reduces in magnitude as distance from the source increases. Consequently, only projects and growth due to occur in the City of Agoura Hills would be considered cumulatively considerable with regard to noise impacts. Traffic related noise increases are cumulative in nature, since both project-generated and regional traffic levels are analyzed.

Construction Noise

Increases in noise levels at sensitive uses would occur as a result of construction carried out under the project along with other construction in the vicinity. Construction activities associated with implementation of the project, although temporary, could expose nearby sensitive receptors to noise levels above noise standards established by the City of Agoura Hills. Other construction that may occur in the vicinity of a particular site would contribute noise levels similar to those generated for the project, which could result in multiple projects being constructed within Agoura Hills and adjacent areas concurrently. Where this development adjoins and overlaps construction activities associated with the project, the combined construction noise levels could have a cumulative effect on nearby sensitive uses. Noise is not strictly additive, and a doubling of noise sources would not cause a doubling of noise levels, but rather result in a 3 dBA increase over a single source. Cumulative construction noise levels could create high noise levels that could affect sensitive receptors.

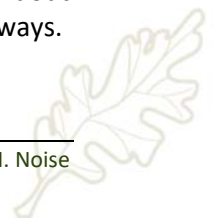
Accordingly, implementation of the GPU in conjunction with other construction activities in the immediate vicinity of an opportunity site could create cumulative impacts and impacts would be significant and unavoidable.

Operational Noise

Operation under the GPU could include special events or temporary activities, such as concerts and sporting events, which would cause an increase in ambient noise levels. However, these events currently occur under existing conditions and would not increase in number or frequency with adoption of the GPU. Therefore, there would be no temporary or periodic noise impacts to on- or off-site receptors due to operation of the project, and the cumulative impact of the proposed project would be less than significant.

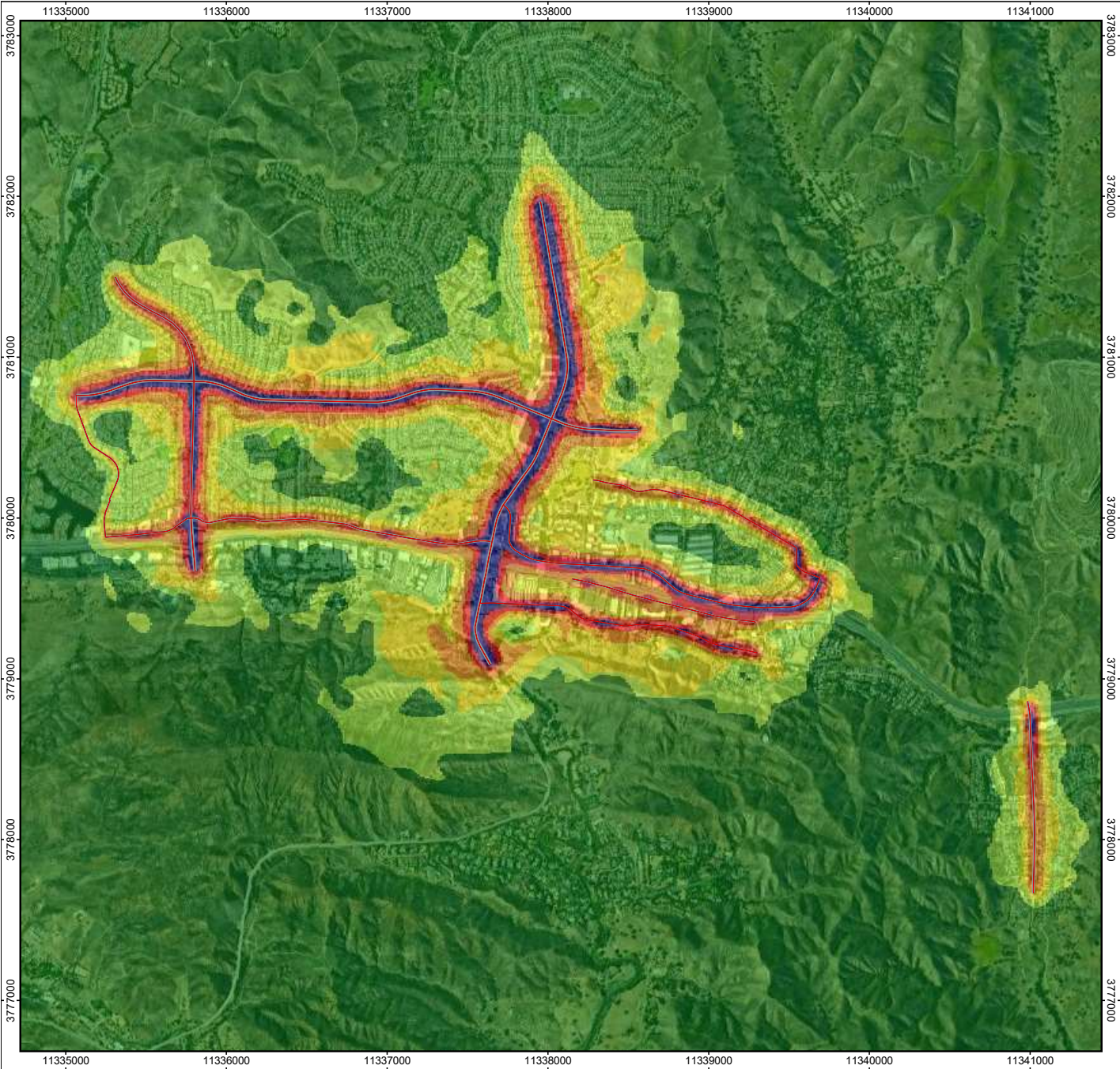
Traffic Noise

Substantial permanent increases in noise would occur primarily as a result of increased traffic on local roadways due to the GPU, related projects, and ambient growth through Year 2035 under General Plan 2010. As shown in **Figure IV.I-3**, noise levels resulting from cumulative traffic associated with the buildout of General Plan 2010 and the GPU would continue to exceed the City’s standards along major roadways.









CITY of AGOURA HILLS General Plan Update



Traffic Noise Contours 2035 Including GPU



Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Roadway



Source: MD Acoustics, April 2022.

Length scale 1:2000



Figure IV.I-3

As these effects would occur with or without the GPU, as discussed above, the GPU would not contribute to a cumulatively considerable impact and cumulative impacts would be less than significant.

Groundborne Vibration

The construction of future development projects considered by the GPU would produce temporary vibration impacts. However, the construction-related vibration impact would be significant and unavoidable. Cumulative development in the City of Agoura Hills is not considered likely to result in the exposure of on-site or off-site receptors to excessive groundborne vibration, due to the localized nature of vibration impacts and the fact that all construction would not occur at the same time and at the same location. Only receptors located in close proximity to each construction site would be potentially affected by each activity. There is a potential for sensitive uses in the City to be exposed to two sources of groundborne vibration from different development sites. However, for the combined vibration impact from the two projects to reach cumulatively significant levels, intense construction from both projects would have to occur simultaneously within 50 feet of a particular receptor. As individual development projects under the GPU may be constructed concurrently with each other or other related projects, it is possible that intense construction from two or more projects would simultaneously occur at distances of 50 feet or less from existing nearby receptors. Therefore, for future development projects, one project could potentially combine with the construction vibration of the proposed project to result in a potentially significant cumulative impact. Therefore, the cumulative impact of the GPU would be significant and unavoidable.

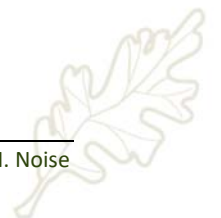
Groundborne vibration could conceivably be generated by operation of individual projects in the City. Since uses contemplated in the GPU, which are residential, would not include uses that would generate substantial sources of groundborne vibration, no vibration impacts would occur during operation of the project. Consequently, there would be no cumulative operational groundborne vibration impacts to any on-site or off-site receptors. This impact would be less than significant.

Mitigation Measures:

Although significant and unavoidable impacts have been identified, there are no additional mitigation measures that could feasibly be implemented to further reduce impacts.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, similar to the findings of the General Plan EIR 2010, impacts from construction noise and vibration would be significant and unavoidable. Similar to the General Plan EIR 2010, impacts associated with noise levels exceeding City standards would be significant and unavoidable. All other impacts related to noise and vibration would be less than significant.



IV. ENVIRONMENTAL IMPACT ANALYSIS

J. POPULATION AND HOUSING

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects related to population and housing from implementation of the proposed project. Information in this section is based in part on data and projections from the United States Census,¹ the Department of Finance (DOF),² and the Southern California Association of Governments (SCAG).³

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would directly result in housing, population, and employment growth in the City. However, the anticipated increases were not considered to be substantial within the context of the immediate region or Los Angeles County. As such, the General Plan EIR 2010 found that growth that would occur under implementation of the General Plan 2010 would have less than significant impacts.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would allow for areas of focused change and the potential for an increased density of existing uses. In select locations, land use designations would be amended to accommodate mixed use which would allow for residential uses within existing commercial centers. However, existing uses within the City would be allowed to remain. No specific development plans were proposed as part of the General Plan 2010. Policies in the General Plan 2010 applied only to new developments within the City. Accordingly, implementation of the General Plan 2010 did not require demolition of existing residential units or the displacement of substantial numbers of existing people. The General Plan 2010 incorporated focused growth and development of residential uses to accommodate the forecasted growth in population. As such, the General Plan EIR 2010 determined that significant impacts related to displacement would not occur.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The City's demographics are examined in the context of existing and projected population for the Los Angeles County region and the City of Agoura Hills. Information on population, housing, and employment for the planning area is available from several sources:

¹ *U.S. Census 2000, 2010 and 2020; and U.S. Census, American Community Survey, Table ID: DP02-DP05, 2019: ACS 5-Year Estimates Data Profiles for Agoura Hills.*

² *Department of Finance, Table E-5: Population and Housing Estimates for Cities, Counties, and the State, 2010-2021.*

³ *Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Demographics and Growth Forecast, 2020; and Southern California Association of Governments, Local Profile Report 2019, Profile of the City of Agoura Hills, May 2019.*

California Department of Finance. The Department of Finance (DOF) prepares and administers California’s annual budget. Other duties include estimating population demographics and enrollment projections. DOF’s “Table E-5: City/County Population and Housing Estimates,” reports on population and housing estimates for the state, counties, and cities. Tables E-4 (Population Estimates) and E-8 (Historical Population) also provide historical population and housing estimates for cities, counties, and the State.

Southern California Association of Governments/Center for Demographic Research. Policies and programs adopted by SCAG to achieve regional objectives are expressed in its 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS). The 2020-2045 RTP/SCS forecasts represent the likely growth scenario for the Southern California region in the future, accounting for recent and past trends, reasonable key technical assumptions, and local or regional growth policies. Growth projections are prepared for populations, households, and employment for county, regional, local jurisdictional areas, and transportation analysis zones (TAZs), which is a geographic unit for inventorying demographic data.

US Census. The official United States Census is described in Article I, Section 2 of the Constitution of the United States. It calls for an actual enumeration of the people every 10 years, to be used for apportionment among the states of seats in the House of Representatives. The United States Census Bureau publishes population and household data gathered in the decennial census. This information provides a record of historical growth rates in Los Angeles County and the City of Agoura Hills.

American Community Survey. The American Community Survey is facilitated by the U.S. Census Bureau and provides estimates of population, housing, household, economic, and transportation trends between decennial censuses.

1) *Population*

The most recent United States Census was published in 2020. Two years have passed since the census data was collected. To allow for meaningful analysis, updated estimates from DOF and SCAG were used as a supplement. DOF provides annually updated estimates regarding population, housing, and employment. The most current population estimates are from January 1, 2021, collected by DOF. In 2020, as part of its mandated planning functions, SCAG developed and published population, household, and employment growth projections for each jurisdiction in the region. The most current available SCAG projections were incorporated into the agency’s 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS contains projections for each 5-year increment between 2020 and 2045. The numbers projected by SCAG may vary when compared to 2021 DOF estimates of population, households, and employment for the City of Agoura Hills. The 2020-2045 RTP/SCS was used for purposes of future projection, while DOF estimates are used to provide a 2021 baseline for analysis.

a) United States Census 2020

The U.S. Census is taken and published every ten years and includes population and housing data for the entire United States. Census data is the baseline from which most demographic projections are calculated. The City of Agoura Hills was incorporated in 1982 and census data is not available for years prior to 1990. Therefore, a review of census data collected since 1990 shows that, over the past thirty-one years, Agoura Hills has experienced a slight decrease in the level of growth. In the 2020 U.S. Census, the population of Agoura Hills was approximately 20,299 persons, a 0.45 percent decrease from the 1990 population of 20,390 persons.



b) California Department of Finance (DOF)

The City of Agoura Hills is located in Los Angeles County on the eastern border of Ventura County. The neighboring cities of Simi Valley and Thousand Oaks are located in Ventura County, while Calabasas and Westlake Village are located in Los Angeles County. Due to the close proximity of Agoura Hills to Ventura County, population changes within Ventura County have been included in this document.

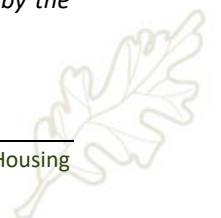
Table IV.J-1, Changes in Total Population, 1990–2021, provides the City’s population as shown in the decennial censuses over the last thirty-one years and compares its population changes with those of neighboring cities, Los Angeles County and Ventura County.

DOF provides annually updated population and housing estimates for cities and counties within California.⁴ In January 2021, the DOF estimated that the population of Agoura Hills was 20,457 persons, a 0.78 percent increase from the 2020 Census baseline population of 20,299 persons. As shown in **Table IV.J-1, Changes in Total Population, 1990–2021**, during this same time period Los Angeles County’s population increased 0.3 percent and Ventura County’s population increased 1.0 percent from the 2020 Census baseline. In 2021, the population of Agoura Hills constituted less than 0.2 percent of the total population of Los Angeles County.

**Table IV.J-1
Changes in Total Population, 1990–2021**

Jurisdiction	1990 (Census)	2020 (Census)	% Change 1990- 2020	2021 (DOF)	% Change 2020-2021
Los Angeles County					
<i>Agoura Hills</i>	20,390	20,299	-0.45%	20,457	0.78%
Calabasas	18,527	23,241	25.4%	24,341	4.7%
Westlake Village	7,455	8,029	7.7%	8,180	1.9%
LA County Total	8,863,164	10,014,009	13.0%	10,044,458	0.30%
Ventura County					
Simi Valley	100,218	126,356	26.1%	124,468	-1.5%
Thousand Oaks	104,381	126,966	21.6%	125,426	-1.2%
Ventura County Total	669,016	843,843	26.1%	835,223	-1.0%
<i>Source: U.S. Census 1990 and 2020; Dept of Finance 2021 Population and Housing Estimates.</i>					

⁴ *The Housing Unit Method (HUM) is used to estimate total and occupied housing units, household size, household population, and group quarters population. American Community Survey (ACS) data were used to distribute 2010 census housing units into the standard housing types. Housing units are estimated by adding new construction and annexations and subtracting demolitions, and adjusting for units lost or gained by conversions. Annual housing unit change data are supplied by local jurisdictions and the U.S. Census Bureau. Occupied housing units are estimated by applying a derived civilian vacancy rate to the estimated civilian housing units. Vacancy rates are based on 2010 Census benchmark data, adjusted to incorporate the directional changes described by the latest available ACS data.*



c) Southern California Association of Governments (SCAG)

SCAG is the federally designated metropolitan planning organization for the Southern California region, which covers six counties, including Los Angeles, Imperial, Orange, Riverside, San Bernardino, and Ventura. Agoura Hills is located within Los Angeles County, in the Las Virgenes–Malibu Council of Governments Subregion. In 2020 SCAG developed and published population, household and employment projections for each jurisdiction within the region in 5-year increments, beginning in 2020 and extending to 2045, using the 2020 US Census data as the baseline. This information is presented in the 2020-2045 RTP/SCS. To determine the regional growth totals, SCAG analyzes historical population, housing and economic trends, and incorporates the future demographic rates and employment shift-share assumptions.⁵ SCAG’s growth forecast projects a 6.7 percent growth in the population of Agoura Hills by 2045, an increase of 1,400 people between 2016 and 2045. As a matter of comparison, the 2021 DOF population estimate, 20,457 people, is slightly higher to the population SCAG projected for the year 2020, 21,241 people. This number is based on the interpolation of the SCAG 2020 Growth Forecast employment estimates for the City in 2016 to 2045 (refer to **Table IV.J-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045**).

2) Household Type

According to the 2020 US Census, the City of Agoura Hills was home to 7,377 households. Of this number 4,913 households or 67 percent of all households were comprised of families. Households considered “non-family” accounted for 2,464 households or 33 percent of all households. Non-family households are unrelated people residing in the same dwelling unit or a single person household.⁶ Family relationships are determined by the relationship to the householder. Refer to **Table IV.J-2, Household Type, 2000 and 2020**, for a detailed breakdown of housing types.

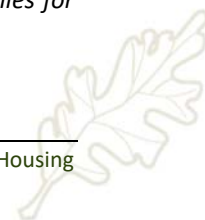
**Table IV.J-2
Household Type, 2000 and 2020**

Household Type	2000		2020		Percent Change
	Households	Percent	Units	Percent	
Families	5,591	86%	4,913	67%	-12%
With children	3,250	50%	1,968	27%	-39%
With no children	2,341	36%	2,945	40%	26%
Singles	948	14%	2,464	33%	160%
Total Households	6,539	100%	7,377	100%	13%
Average Household Size	2.98		2.77		-7%
Average Family Size	3.30		3.21		-3%

Source: U.S. Census 2000 and 2020.

⁵ Southern California Association of Governments website: <https://scag.ca.gov/regional-forecasting>. Accessed on December 14, 2021.

⁶ U.S. Census, American Community Survey, Table ID: DP02-DP05, 2019: ACS 5-Year Estimates Data Profiles for Agoura Hills.



The City had an average household size of 2.77 people per household (pph) in 2020, and an average family size of 3.21. This figure represents a slight decrease from 2000 levels, but it is lower than the average households for Los Angeles County, which is estimated at 2.99 pph, and Ventura County, which is estimated at 3.08 pph. According to the DOF 2021 estimates, the average household size in Agoura Hills is 2.76 pph which is consistent with the DOF estimates of Los Angeles County (2.92 pph) and in Ventura County (2.99 pph).⁷

3) Housing Growth

According to DOF, the City's 2021 housing inventory is estimated to be comprised of 6,372 single-family housing units, and 1,271 multi-family housing units for a total of 7,643 housing units. The existing General Plan allowed for the development of up to 8,139 housing units. As such, Agoura Hills has not reached maximum permitted residential build-out under the General Plan 2010 and could permit the development of up to 496 additional housing units under the General Plan 2010. It should be noted that the SCAG Growth Forecasts are based on maximum build out permitted under each City and County General Plans.

a) United States Census 2020

In 2020, the City of Agoura Hills had a housing stock of 7,779 units, an 11.2 percent increase from the 2000 housing stock of 6,993 units. In contrast during this same period of time, the housing stock in Los Angeles County grew by 8.3 percent and Ventura County grew by 14.8 percent. While housing growth in the neighboring City of Calabasas (12.3 percent) was higher than that in Los Angeles County, both Simi Valley and Thousand Oaks, located in Ventura County, experienced growth of levels of over 10 percent consistent with Ventura County.

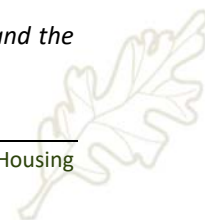
b) Department of Finance

As shown in **Table IV.J-3, Housing Stock Growth**, Agoura Hills' housing stock has increased at a rate of 0.05 percent from 2020 to 2021. The DOF estimates that as of January 1, 2021, there are 7,643 housing units in the City, a slight increase of four housing units from the 2020 housing inventory of 7,639. Los Angeles County in this same time experienced a slight increase in levels of new housing construction and an increase in residential growth (0.67 percent), as did Ventura County (0.31 percent).

**Table IV.J-3
Housing Stock Growth**

Jurisdiction	2000 (Census)	2020 (Census)	% Change 2000- 2020	2020 (DOF)	2021 (DOF)	% Change 2020- 2021 (DOF)
Los Angeles County						
Agoura Hills	6,993	7,779	11.2%	7,639	7,643	0.05%
Calabasas	8,107	9,102	12.3%	9,230	9,371	1.53%
Westlake Village	3,347	3,422	2.2%	3,371	3,371	0.0%
LA County Total	3,270,906	3,542,800	8.3%	3,590,574	3,614,809	0.67%
Ventura County						

⁷ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.



**Table IV.J-3
Housing Stock Growth**

Jurisdiction	2000 (Census)	2020 (Census)	% Change 2000- 2020	2020 (DOF)	2021 (DOF)	% Change 2020- 2021 (DOF)
Simi Valley	37,272	43,473	16.6%	43,469	43,644	0.40%
Thousand Oaks	42,958	47,930	11.6%	48,159	48,169	0.02%
Ventura County Total	251,711	288,896	14.8%	291,210	292,100	0.31%
<i>Source: U.S. Census 2000 and 2020; Dept of Finance 2021 Population and Housing Estimates.</i>						

c) Southern California Association of Governments Projections

SCAG’s Demographics and Growth Forecast projects that the City’s 2016 housing inventory of 7,400 housing units will grow to 7,900 housing units in 2045. This represents a 6.8 percent increase in the City’s housing stock, or an increase of 500 housing units over the 29-year period. The City’s 2021 existing housing unit inventory of 7,643 housing units, provided by DOF, does not exceed SCAG projections of up to 7,900 housing units by 2045.

4) Regional Housing Need

State law requires all regional councils of governments, including SCAG, to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction within the SCAG region. This is known as the “Regional Housing Needs Assessment” (RHNA) process. As defined by the RHNA, Agoura Hills new construction need for the period of 2021-2029 has been established at 318 new housing units, distributed among the four income categories; very low, low, moderate, and above moderate.. As stated in the City’s Housing Element, the City will continue to provide sites for a mix of single family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability to accommodate its RHNA and contribute its share towards addressing the growing demand for housing in Southern California.

In Agoura Hills’ last two Housing Element cycles, the City was able to accommodate its lower and moderate income RHNA needs on vacant multi-family and mixed-use parcels within the Agoura Village Specific Plan (AVSP). While these sites have not yet been developed and are again being included in the 6th Cycle Housing Element, they alone are not sufficient to address the City’s much higher RHNA allocation of 318 units. In order to address the housing needs identified in the RHNA, Agoura Hills undertook a comprehensive analysis of potential additional sites for land use re-designation and rezoning to accommodate Agoura Hills’ RHNA. Through the public review process, a total of twenty sites, including eight within the Agoura Village Specific Plan (AVSP), were ultimately selected as those most viable and suitable for development within the eight-year planning period. .

5) Jobs-Household Ratio

The jobs-household ratio in a jurisdiction is an overall indicator of job availability within an area, providing residents with an opportunity to work locally. Total employment in the City in 2020 was estimated to be 13,893; this number is based on the interpolation of the SCAG 2020 Growth Forecast employment estimates for the City in 2016 to 2045 (refer to **Table IV.J-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045**). Based on the 2020 employment estimate of 13,893 jobs and the estimated housing inventory of 7,779 housing units, the City’s jobs to household ratio is 1.79 jobs per household.

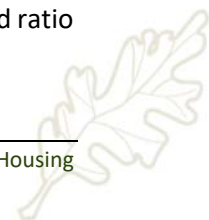


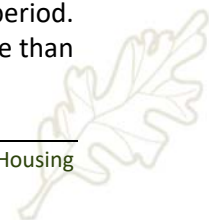
Table IV.J-4
SCAG 2020 Growth Forecast Projections for Population, Households, and
Employment, 2016 to 2045

Jurisdiction	2016	2045	Change 2016 to 2045	Avg. Annual Growth
City of Agoura Hills				
Population	21,000	22,400	1,400	0.22%
Households	7,400	7,900	500	0.22%
Employment	13,600	15,300	1,700	0.38%
Jobs/Household Ratio	1.84	1.94	-	-
Los Angeles County				
Population	10,110,000	10,407,000	297,000	0.10%
Households	3,319,000	3,472,000	153,000	0.16%
Employment	4,743,000	4,838,000	95,000	0.07%
Jobs/Household Ratio	1.43	1.39	-	-
SCAG Region				
Population	18,832,000	22,504,000	3,672,000	0.67%
Households	6,012,000	7,633,000	1,621,000	0.93%
Employment	8,389,000	10,049,000	1,660,000	0.68%
Jobs/Household Ratio	1.40	1.32	-	-
<i>Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Demographics and Growth Forecast, 2020.</i>				

6) Projections

SCAG undertakes comprehensive regional planning with an emphasis on transportation, forecasting the likely growth scenario for the Southern California region in the future, and accounting for recent and past trends, reasonable key technical assumptions, and local or regional growth policies. The 2020 RTP/SCS provides projections of population, households, and total employment for both the City of Agoura Hills and Los Angeles County from 2016 through 2045. Population forecasts for the City of Agoura Hills, Los Angeles County, and the SCAG region as a whole are listed in **Table IV.J-4, SCAG 2020 Growth Forecast Projections for Population, Households, and Employment, 2016 to 2045**.

As shown in **Table IV.J-4**, based on its share of California's and the region's employment growth, migration and immigration trends, and birth rates, SCAG projects that population, housing, and employment in Agoura Hills will outpace Los Angeles County. The population of the City is forecast to increase to 22,400 by 2045; an increase of 6.67 percent over SCAG's 2016 baseline of 21,000. By comparison, the population of Los Angeles County is forecast to increase by 2.9 percent during the same period. The 2020-2045 RTP/SCS forecasts that households in the City are projected to increase to 7,900 by 2045; an increase of 6.8 percent over SCAG's 2016 baseline of 7,400. By comparison, households in Los Angeles County are forecast to increase by 4.6 percent during the same period. Employment in the City is forecast to increase to 15,300 by 2045; an increase of 12.5 percent over SCAG's 2016 baseline of 13,600. By comparison, employment within Los Angeles County is forecast to increase by 2.0 percent during the same period. Both Agoura Hills and Los Angeles County are expected to experience growth at a much slower rate than



the SCAG region, which is forecast to experience a 19.5 percent increase in population, a 27 percent increase in households, and a 19.8 percent increase in employment during the same period. The greatest percentage of growth within the SCAG region is forecast to occur in Riverside and San Bernardino Counties.

7) *Housing Element Housing Opportunity Sites*

As shown in **Table II-4, Housing Element Opportunity Sites**, in **Section II, Project Description**, of this SEIR, twenty sites have been identified in the Housing Element to be utilized to accommodate Agoura Hills' share of the region's housing needs. Sites A, B, C, E, and I in the Agoura Village Specific Plan are undeveloped. Sites G, J, and K in the Agoura Village Specific Plan are developed with commercial uses. Sites O, P, and Q are developed with retail uses. Sites D, F, H, M, R and S are undeveloped. Sites L, N, and T are developed with commercial uses. The City plans to fulfill its share of regional housing needs using a combination of the following:

- Vacant single-family sites with zoning in place
- Provision of accessory dwelling units
- Designation of opportunity sites with an Affordable Housing Overlay:

As described in detail in Section III. Project Description, this optional overlay would layer on top of the base zoning regulations and would allow a density increase and "by right" (i.e., ministerial) approval process, with no additional project-specific CEQA review, in exchange for providing an increased percent of affordable units beyond that required under the City's Inclusionary Housing Ordinance. The AHO would allow for 20 to 25 units/acre on the sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For property owners choosing to develop under the AHO, the City's Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid. The AHO would provide incentives, in addition to "by right" processing, to help make a housing development at the density of 20-25 units/acre feasible and preferable to the underlying zoning.

B. Regulatory Setting

1) *Federal*

There are no federal regulations that apply to population, housing, and employment.

2) *State*

a) *Housing Element Law: California Government Code Section 65583 and 65584(a)(1) (AB-2158)*

Section 65583 of the California Government Code requires cities and counties to prepare a housing element, as one of seven state-mandated elements of the General Plan, with specific direction on its content. Pursuant to Section 65584(a)(1), the California Department of Housing and Community Development (HCD) is responsible for determining the regional housing needs assessment (segmented by income levels) for each region's planning body known as a "council of governments" (COG), the Southern California Association of Governments (SCAG) being the COG serving the Southern California area. HCD prepares an initial housing needs assessment and then coordinates with each COG in order to arrive at the final regional housing needs assessment. To date, there have been five previous housing element



update “cycles.” California is now in its sixth “housing-element update cycle.” The SCAG Regional Housing Needs Assessment (RHNA) and the City’s General Plan Housing Element are discussed further below.

b) The Sustainable Communities and Climate Protection Act of 2008 (SB 375, Steinberg)

Senate Bill (SB) 375 focuses on aligning transportation, housing, and other land uses to achieve regional greenhouse gas (GHG) emission reduction targets established under the California Global Warming Solutions Act, also known as Assembly Bill (AB) 32. SB 375 requires Metropolitan Planning Organizations (MPO) to develop a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan (RTP), with the purpose of identifying policies and strategies to reduce per capita passenger vehicle-generated GHG emissions. As set forth in SB 375, the SCS must: (1) identify the general location of land uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need; (4) identify a transportation network to service the regional transportation needs; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; (6) consider the state housing goals; (7) establish the land use development pattern for the region that, when integrated with the transportation network and other transportation measures and policies, will reduce GHG emissions from automobiles and light-duty trucks to achieve GHG emission reduction targets set by the California Air Resources Board (CARB), if there is a feasible way to do so; and (8) comply with air quality requirements established under the Clean Air Act.

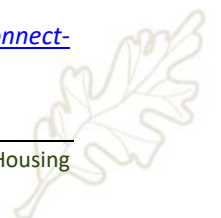
Existing law requires local governments to adopt a housing element as part of their general plan and update the housing element as frequently as needed and no less than every eight years. Under SB 375, the housing element period begins no less than 18 months after adoption of the RTP, to encourage closer coordination between housing and transportation planning. SB 375 requires this schedule of actions to occur during the eight-year housing element planning period, and requires that each action have a timetable for implementation. SB 375 also requires that the schedules for the regional transportation plan (RTP) and RHNA processes be synchronized and requires the RHNA to allocate housing units within the region in a manner consistent with the development pattern adopted by the SCS.

As discussed further below, on September 3, 2020, SCAG adopted its Connect SoCal: 2020-2045 RTP/SCS, which is an update to the previous 2016-2040 RTP/SCS.⁸ Using growth forecasts and economic trends, the RTP/SCS provides a vision for transportation throughout the region for the next 25 years that achieves the statewide reduction targets; and in so doing identifies the amount and location of growth expected to occur within the region.

c) Senate Bill 166

SB 166 (2017) requires a city or county to ensure that its Housing Element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits a city or county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density

⁸ Southern California Association of Governments, 2020-2045 RTP/SCS, available at: <https://scaq.ca.gov/connect-socal>.



than what was utilized by HCD for certification of the Housing Element, unless the City or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element. In such cases, any remaining sites identified in the Housing Element must be adequate to accommodate the jurisdiction's share of the regional housing need. A city or county may reduce the residential density for a parcel only if it identifies sufficient sites remaining within the Housing Element, or identifies replacement sites, so that there is no net loss of residential unit capacity.

d) California Relocation Assistance Act

The California Relocation Assistance Act (Government Code §7260 et seq.) establishes uniform policies to provide for the fair and equitable treatment of people displaced from their homes or businesses as a direct result of state and/or local government projects or programs. The California Relocation Assistance Act requires that comparable replacement housing be made available to displaced persons within a reasonable period of time prior to the displacement. Displaced persons or businesses are assured payment for their acquired property at fair market value. Relocation assistance in the form of advisory assistance and financial benefits would be provided at the local level. This includes aid in finding a new home location, payments to help cover moving costs, and additional payments for certain other costs.

e) Fair Employment and Housing Act (FEHA)

The FEHA of 1959 (Government Code Section 12900 et seq.) prohibits housing discrimination on the basis of race, color, religion, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

f) The Unruh Civil Rights Act

The Unruh Civil Rights Act of 1959 (Civ. Code Section 51) prohibits discrimination in "all business establishments of every kind whatsoever." The provision has been interpreted to include businesses and persons engaged in the sale or rental of housing accommodations.

3) Regional

a) Southern California Association of Governments

The City of Agoura Hills is located within the jurisdiction of SCAG, a Joint Powers Agency established under California Government Code Section 6502 et seq. Pursuant to federal and state law, as discussed above, SCAG serves as a Council of Governments, a Regional Transportation Planning Agency, and the MPO for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties. SCAG's mandated responsibilities include developing plans and policies with respect to the region's population growth, transportation programs, air quality, housing, and economic development. Specifically, SCAG is responsible for preparing the RTP/SCS and RHNA, in coordination with other State and local agencies. These documents include population, employment, and housing projections for the region and its 15 subregions. The City of Agoura Hills is located within the Las Virgenes/Malibu Subregion.

SCAG is tasked with providing demographic projections for use by local agencies and public service and utility agencies in determining future service demands. Projections in the SCAG RTP/SCS serve as the basis for demographic estimates in this analysis of project consistency with growth projections. The findings regarding growth in the region are consistent with the methodologies prescribed by SCAG and reflect SCAG goals and procedures.



The SCAG data is periodically updated to reflect changes in development activity and actions of local jurisdictions (e.g. zoning changes). Through these updates, public agencies have advance information regarding changes in growth that must be addressed in planning for their provision of services. Changes in the growth rates are reflected in the new projections for service and utilities planning through the long-term time horizon.

Regional Transportation Plan/Sustainable Communities Strategy

Pursuant to Government Code Section 65080(b)(2)(B), SCAG must prepare a RTP/SCS which (1) identifies the general location of uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Government Code Section 65584; (4) identify a transportation network to service the transportation needs of the region; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; and (6) consider the state housing goals specified in Sections 65580 and 65581, (7) set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the GHG emissions from automobiles and light trucks to achieve the GHG reduction targets approved by the state board, and (8) allow the RTP to comply with air quality conformity requirements under the federal Clean Air Act.

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS. On October 30, 2020, CARB accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS contains baseline socioeconomic projections that serve as the basis for SCAG's transportation planning. It includes projections of population, households, and employment forecasted for the years 2020, 2030, 2035, and 2045 at the regional, county, and local jurisdictional levels, and Traffic Analysis Zones (TAZ) that provide small area data for transportation modeling.⁹ However, TAZ-level projections are utilized by SCAG for regional modeling purposes and are not adopted as part of Connect SoCal nor included as part of the Forecasted Regional Development Pattern.¹⁰

Regional Housing Needs Assessment

SCAG prepares the RHNA mandated by state law so that local jurisdictions can use this information during their periodic update of the General Plan Housing Element. The RHNA identifies the housing needs for very low income, low income, moderate income, and above moderate-income groups, and allocates these targets among the local jurisdictions that comprise SCAG. The RHNA addresses existing and future housing needs. The existing need for housing is determined using data from the most recent U.S. Census. The future need for housing is determined using data on forecasted household growth, historical growth

⁹ Southern California Association of Governments, 2020-2045 RTP/SCS, Demographics & Growth Forecast Appendix, available at: https://scaq.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf.

¹⁰ Southern California Association of Governments, 2020-2045 RTP/SCS, Demographics & Growth Forecast Appendix, page 27, available at: https://scaq.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf.



patterns, job creation, household formation rates, and other factors. The need for new housing is distributed among income groups so that each community moves closer to the regional average income distribution. Local jurisdictions are required by state law to update their General Plan Housing Elements based on the most recently adopted RHNA allocation. The Draft 2021-2029 Housing Element has been prepared as part of the GPU, and demonstrates the City's capacity to accommodate the allocated housing units.

As stated in the City's Housing Element, the City will continue to provide sites for a mix of single family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability to accommodate its RHNA and contribute towards addressing its share of the growing demand for housing in Southern California. In particular, the Housing Element describes the Affordable Housing Overlay (AHO) that would be an option for developers of the housing opportunity sites. With the AHO, a density of 20-25 dwelling units per acre is required, as well as the provision of 10 percent of the total units for very low and 10 percent for low income households. Such projects would be approved ministerially by the City. The AHO is the key method by which the City can provide for the lower income categories of housing required in the RHNA.

4) Local

a) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to population and housing which would remain as part of the GPU. The GPU proposes no additional goals and policies related to population and housing, nor changes to those existing.

Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.1 Building Intensity and Population Density. Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,139 housing units, 1,850,907 square feet of retail services, 3,431,448 square feet of business park/office uses, and 1,118,126 square feet of business park manufacturing uses.

Goal LU-2 City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policy LU-2.1 Housing. Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element.



Policy LU-2.3 Employment Opportunities. Provide for a variety of commercial uses that offer job opportunities for Agoura Hills' residents, including retail, office, light industrial, and research and development.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to population and housing. Specifically, the Guidelines state that the proposed project may have an adverse significant population and housing impact if it would:

- a) Induce substantial unplanned 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); or
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

B. Project Impacts and Mitigation Measures

Impact I-1: Would the project induce substantial unplanned 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)?

General Plan EIR 2010 Impact Conclusions

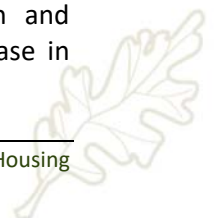
The General Plan EIR 2010 determined that implementation of the General Plan 2010 would directly result in housing, population, and employment growth in the City. However, the anticipated increases were not considered to be substantial within the context of the immediate region or Los Angeles County. As such, the General Plan EIR 2010 found that growth that would occur under implementation of the General Plan 2010 were determined to be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. The Housing Element also necessitates re-zoning of some proposed opportunity sites and amending the Specific Plans for others, which would occur after, and as an implementation of, the General Plan Update. The rezoning program and Specific Plan Amendments (SPAs) will be evaluated to determine whether all of their potential impacts are addressed in the SEIR, or whether the specifics of the re-zoning program and SPAs require any additional environmental analysis.

Changes in land use designations, rezoning, and updates to the Community Conservation and Development Element would result in an increase in residential units and an associated increase in

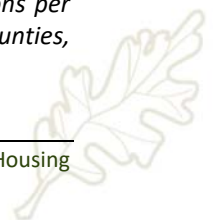


residential population within the City. No changes or updates would allow for an increase in non-residential uses and, accordingly, no increase in direct employment would occur within the City as part of the GPU. However, the project could foster economic growth by increasing the number of residents at the opportunity sites who could patronize local businesses and services in the area. In addition, short-term employment opportunities would be provided during the construction phases of the project.

As shown in **Table III-4, Housing Element Opportunity Sites in Section III, Project Description** of this SEIR, implementation of the project with the 20 housing opportunity sites could result in the buildout of a likely 1,401 units (lower unit potential), to a maximum of 2,348 dwelling units (higher unit potential). When added to the existing housing stock of 7,643 units (see **Table IV.J-3, Housing Units by Type**), implementation of the project would result in a total of 9,044 units to 9,991 dwelling units in the City, resulting in an approximate 18.3 percent to 30.7 percent increase in dwelling units in the City. The addition of between 1,401 to 2,348 units to the City's housing stock would result in a population increase of approximately 3,867 persons to 6,480 persons.¹¹ When added to the existing population of 20,457 persons (see **Table IV.J-1, Changes in Total Population, 1990-2021**), implementation of the project would result in a population increase of 24,324 persons to 26,937 persons, an approximate 18.9 percent to 31.7 percent increase.

The Housing Element planning period is from 2021-2029. As shown in **Table IV.J-5, Project Comparison to SCAG Growth Forecast**, SCAG projects that the City will add 500 dwelling units during the 2020-2045 planning period for a total of 7,900 dwelling units. Accordingly, development that would be supported by the project could exceed both the number of new units and the total number of units projected for the City by SCAG. As also shown, SCAG projects that the City will add 1,400 persons during the planning period for a total population of 22,400 persons. Accordingly, development that would be supported by the project would result in a population increase of approximately 3,867 persons to 6,480 persons, thereby exceeding the 1,400 population projected for the City by SCAG. Additionally, the housing that would be supported by the project would exceed what is projected for the City. As shown in **Table IV.J-5**, these exceedances would be 18.3 percent to 30.7 percent over the projected number of additional units and 14.5 percent to 26.5 percent over the projected total number of units. In addition, the increase in population that could occur under the project could exceed the projected SCAG increase. Therefore, the increases in population and housing that could occur as a result of the project would be considered substantial. However, the projected growth in population would be a direct result of meeting the SCAG RHNA, which reflects statewide and regional plans to meet the housing demand. The City's desire is to not congregate affordable units in one project or one area of the City. Accordingly, the overall number of potential units that would be accommodated under the General Plan Update in the City would be greater than identified by the RHNA in order to allow the City to distribute affordable units throughout the City in an attempt to Affirmatively Further Fair Housing since the affordable units would be a percentage of the overall otherwise market rate units in each project. Because the resulting population increase would be in furtherance of state, regional and City housing policies, impacts of projected population growth under the General Plan Update would be less than significant.

¹¹ *Estimated population increase was based on an average household size for Agoura Hills of 2.76 persons per household. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2011-2021. Sacramento, California, May 2021.*



**Table IV.J-5
Project Comparison to SCAG Growth Forecast**

Forecast	Housing		Population	
	Increase	Total	Increase	Total
SCAG Forecast ¹	500	7,900	1,400	22,400
Project	1,401 to 2,348	9,044 to 9,991	3,867 to 6,480	24,324 to 26,937
Exceedance	180.2% to 369.6%	14.5% to 26.5%	176.2% to 362.9%	8.6% to 20.3%

¹ SCAG planning period is from 2020-45.
 Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Demographics and Growth Forecast, 2020.

Furthermore, the project does not propose any development. Future housing development facilitated by the project would be subject to additional City review and would occur as market conditions allow and at the discretion of the individual property owners. Therefore, the project would not directly induce population growth in the City. The project identifies a series of implementing actions to increase the City’s housing capacity. However, any future housing development facilitated by the project would occur in urbanized locations near existing infrastructure (roads, utilities), not on the City fringes, and would be served by fire and other emergency responders. No expansion to roads or infrastructure are expected to be required, or are proposed, as part of the GPU. Given these conditions and the City’s existing development and housing occupancy patterns, it is not anticipated future housing development facilitated by the project would indirectly induce population growth through extension of roads or other infrastructure. The opportunity sites area generally surrounded by existing and proposed residential and commercial development and are in close proximity to existing major roadways such that access is not a restriction, and public services (i.e., electricity, sanitary sewers, water service, natural gas, police protection, and fire protection) would be available and would require no major expansions or extensions. Furthermore, per Section IV.M. Transportation, the application of City approved TDM strategies would be implemented with future residential development, which would reduce the project VMTs to below significance thresholds.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No new development is proposed in these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No growth would occur as a result of these updates beyond what was analyzed above for development of residential uses at the potential opportunity sites. Updates to the Community Safety Element would serve to reduce the City’s risks from wildland and urban fire hazards flood and other hazards, and climate change, and would not have the potential to impact population, housing, or employment within the City; updates to the Infrastructure and Community Services Element pertain to the City’s approach for analyzing transportation-related environmental impacts and would not have the potential to impact population, housing, or employment within the City; and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to impact population, housing, or employment within the City.



Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant impacts related to population, housing, or employment and impacts would be less than significant.

Mitigation Measures:

None required.

Impact I-2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would allow for areas of focused change and the potential for an increased density of existing uses. In select locations, land use designations would be amended to accommodate mixed use, which would allow for residential uses within existing commercial centers. However, existing uses within the City would be allowed to remain. No specific development plans were proposed as part of the General Plan 2010. Policies in the General Plan 2010 applied only to new developments within the City. Accordingly, implementation of the General Plan 2010 did not require demolition of existing residential units or the displacement of substantial numbers of existing people. The General Plan 2010 incorporated focused growth and development of residential uses to accommodate the forecasted growth in population. As such, the General Plan EIR 2010 determined that no significant impacts related to displacement would occur.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

Updates to the Housing Element, related updates to the Community Conservation and Development Element, and implementation of the re-zoning program/Specific Plan amendments would result in an increase in residential units and an associated increase in residential population within the City. Sites A-T are currently vacant or developed with commercial uses and redevelopment at these sites would not displace people or housing.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas



beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. No development that could displace people or housing would occur as a result of these updates beyond what was analyzed above for development of residential uses at the potential opportunity sites. Updates to the Community Safety Element would serve to reduce the City's risks from wildland and urban fire hazards, flood and other hazards, and climate change, and would not have the potential to displace people or housing within the City; updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to displace people or housing within the City; and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to displace people or housing within the City.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant impacts related to the displacement of people or housing and impacts would be less than significant.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be an adverse impact on population, housing, or employment. Therefore, the General Plan 2010 would contribute to adverse impacts would be cumulatively considerable, and the project would have a cumulative impact.

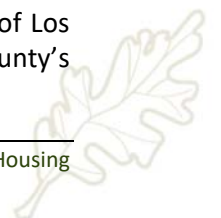
GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. In addition, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

The geographic context for the cumulative impacts associated with population and housing is Los Angeles County. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City is considered to be a related project. SCAG's population projection of Los Angeles County in 2045 is 10,407,000 persons, an increase of 297,000 persons over the County's



population of 10,110,000 in 2016. SCAG projects that the population of the City of Agoura Hills will be 22,400 in 2045, an increase of 1,400 persons over the City's population of 21,000 in 2016. The General Plan Update, in conjunction with buildout under the General Plan, would allow for development that could induce, directly or indirectly, population growth in the Los Angeles County Region. The project would increase housing opportunities in the City, inducing direct population growth of approximately 3,867 residents (resulting from the lower unit potential) to 6,480 residents (resulting from the higher unit potential). Coupled with the projected population growth of 1,650 residents under the General Plan 2010, cumulative growth within the City would exceed the SCAG population projection for the City. However, the growth in population would be a direct result of meeting the SCAG RHNA, which reflects statewide and regional plans to meet the housing demand. Because the resulting population increase would be in furtherance of state, regional and City housing policies, cumulative impacts of projected population growth under the General Plan Update would be less than significant.

Further, SCAG projects that employment within the City will increase from 13,600 jobs in 2016 to 15,300 jobs by 2045, an increase of 1,700 jobs. The employment growth resulting from the General Plan 2010 would be greater than that estimated by SCAG for 2045, and would be on the order of 2,629 jobs. However, the General Plan Update would not result in direct increases in employment. Therefore, the project would not contribute to a cumulative impact related to employment and cumulative impacts related to employment would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These updates and policies do not propose any potential to impact population, housing, or employment within the City. There would be no cumulative impact from adoption of the updates to these General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, implementation of the GPU would result in cumulative impacts related to population, housing, and employment, which is a reduced impact compared to the General Plan EIR 2010 findings of a significant impact.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, all impacts would be less than significant. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

K.1 PUBLIC SERVICES – FIRE PROTECTION

1. INTRODUCTION

This section of the SEIR describes the current status of fire and emergency services in the City of Agoura Hills. Included in this section is a discussion of current staffing levels, equipment, response times, the performance standards that apply to these services and the ability of the City's fire and emergency response services to meet the current needs of the City, as well as the additional housing site needs in the GPU. Data for this section was taken from the General Plan EIR 2010, the Las Virgenes–Malibu Council of Governments Hazard Mitigation Plan, the Standardized Emergency Management System/National Incident Management System (SEMS/NIMS Emergency Operations Plan), and the Los Angeles County Fire Department (LACoFD) 2020 Statistical Summary.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 could result in an increased demand for fire protection services. However, it would not result in the provision of, or need for, new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. As such, the General Plan EIR 2010 determined that impacts to fire and emergency services would not be significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The LACoFD provides fire protection and emergency services to residents of the City of Agoura Hills. The LACoFD is responsible for protecting lives and property in the unincorporated areas of Los Angeles County and 58 cities within the County. Within the Las Virgenes–Malibu Region, Battalions 1 and 5 are assigned to serve six cities. Throughout the County, the Department has 177 fire stations, 228 fire engines, 30 quints, 112 paramedic units, 9 fire suppression camps, 10 dozer tenders, 10 helicopters, and numerous other response vehicles and facilities.¹

1) Location and Staffing

The LACoFD's main office is located at 1320 N Eastern Avenue, Los Angeles, California, 90063. Operating 9 divisions, 22 battalions, 177 fire stations, and 9 fire suppression camps, LACoFD responded to over 307,025 emergency incidents in 2020, the most current year for data reporting.² Additionally, LACoFD has Planning, Information Management, Fire Prevention, Air and Wildland, Lifeguard, Forestry and Health Hazardous Materials Divisions which provide valuable services to the more than 4.1 million people who

¹ County of Los Angeles Fire Department, 2020 Statistical Summary.

² County of Los Angeles Fire Department, 2020 Statistical Summary.



reside in the 1.3 million housing units located throughout the Department’s 2,311 square mile service area. The LACoFD employs approximately 3,800 firefighters and 5,950 total personnel.³

The LACoFD has two fire stations that serve the City of Agoura Hills. **Table IV.K.1-1, Fire Station Facilities**, below describes the equipment and staffing for each station.

**Table IV.K.1-1
Fire Station Facilities**

Station No.	Location	Equipment	Staffing
65	4206 N. Cornell Rd	3-Person Engine	1 Captain, 1 Firefighter Specialist, 1 Firefighter
89	29575 Canwood St	3-Person Engine 2-Person Paramedic Squad	1 Captain, 1 Firefighter Specialist, 1 Firefighter, 2 Firefighter Paramedics

Sources: Email correspondence from Kien Chin, Planning Analyst, County of Los Angeles Fire Department, March 24, 2022.

2) Urban and Wildland Fires

Urban fires are those affecting people or property within a fully built, urban setting. In the City of Agoura Hills and throughout Los Angeles County, urban fires are relatively common in comparison to wildland fires. A wildland fire is any uncontrolled fire that occurs in the wilderness and is usually triggered by lightning, drought, or accidents. The hills and mountainous areas of Southern California are considered to be interface areas susceptible to wildland fires. Agoura Hills contains both wildland/urban interface, with well-defined urban and suburban development pressing up against open expanses of wildland areas, and the mixed wildland/urban interface, with isolated homes, subdivisions, and small communities situated predominately in wildland settings.

The City’s Community Emergency Response Team (CERT) advises citizens to reduce their risk of fire hazards by clearing weeds and brush around homes that border wildlands, educating their family on the dangers of wildfires, and creating an emergency plan to coordinate their family’s response to an emergency. Division VII of the LACoFD, encompassing Agoura Hills, Calabasas, Hidden Hills, Malibu, , and Westlake Village, takes many steps to prevent a wildland fire from occurring within the Las Virgenes–Malibu Region. These steps include prescribed burning, a pre-fire management plan, staffing a Special Operations Bureau, designating the Las Virgenes–Malibu Region as part of the LACoFD Fire Prevention Region, a fuel modification plan, a Vegetation Management Program, a brush clearance program, and a Teleminder system to assist with the early warning of residents.

3) Response Time

Response time is defined as the time that elapses between the moment a call is received by dispatch and the moment when the first unit assigned to the call arrives at the scene. The City of Agoura Hills is located in a suburban area. LACoFD uses national guidelines of an 8-minute emergency response time for the first arriving unit, and 12 minutes for a paramedic unit in suburban areas. The average emergency response time for Fire Station No. 65 is 7 minutes and 44 seconds and the average non-emergency response time

³ Email correspondence from Kien Chin, Planning Analyst, County of Los Angeles Fire Department, March 24, 2022.



is 9 minutes and 52 seconds. The average emergency response time for Fire Station No. 89 is 6 minutes and 34 seconds and the average non-emergency response time is 9 minutes and 10 seconds.⁴

4) Standardized Emergency Management System

The Standardized Emergency Management System (SEMS) is an organizational and command structure required by California Government Code Section 8607(a) for the purpose of managing response to multi-agency and multi-jurisdiction emergencies in California. SEMS consists of five organizational levels, which are activated as necessary, and include: field response, local government, operational area, Office of Emergency Services (OES) Mutual Aid Regions, and State OES. In addition, SEMS incorporates the use of the Incident Command System (ICS), the Master Mutual Aid Agreement and existing mutual aid systems, the Operational Area Concept, the Operational Area Satellite Information System (OASIS), and multi-agency or inter-agency coordination. Agoura Hills has adopted a SEMS/NIMS Emergency Operations Plan for managing its response to multi-department and multi-jurisdiction emergencies and to facilitate communications and coordination between all levels of the system and among all responding departments and agencies.⁵ The City of Agoura Hills is located within Area B, in Los Angeles County, of the Southern Administrative Region of the State OES.

5) Mutual Aid Agreements

The foundation of California's emergency planning and response is a statewide mutual aid system which is designed to ensure that adequate resources, facilities, and other support is provided to jurisdictions whenever their own resources are inadequate to cope with a given situation. The California Emergency Services Act mandates the use of the California Disaster and Civil Defense Master Mutual Aid Agreement as the standard form of agreement between jurisdictions. The Master Mutual Aid Agreement creates a formal structure wherein the City retains control of its own facilities, personnel, and resources but may also receive or render assistance to/from other jurisdictions within the state. State government is obligated to provide available resources to assist the City in emergencies, however responsibility for the negotiation and preparation of mutual aid agreements rest with the local jurisdictions. Mutual aid agreements exist in law enforcement, fire services, medical and public works, building and safety, and emergency management.

There are six mutual aid regions in California. The City of Agoura Hills is located in Region I—the Office of Emergency Services Southern Administrative Region. The LACoFD has Automatic Aid agreements with the Los Angeles City Fire Department and the Consolidated Fire Protection District of Los Angeles County. These agreements authorize the exchange of resources on an as-needed basis.

The LACoFD can also call on agencies other than fire services for support. These include local law enforcement, and state and federal agencies involved in fire hazard mitigation, response, and recovery, including: the Office of Emergency Services, Fish and Wildlife Service, National Park Service, U.S. Forest Service, Office of Aviation Services, National Weather Service, and National Association of State Foresters, the Department of Agriculture, the Department of the Interior, and, in extreme cases, the Department of Defense.

⁴ *Email correspondence from Kien Chin, Planning Analyst, County of Los Angeles Fire Department, March 24, 2022.*

⁵ *City of Agoura Hills SEMS/NIMS Emergency Operations Plan 2017.*



6) *Housing Element Housing Opportunity Sites*

Site A

Site A includes one parcel on the southeast corner of Kanan Road and Agoura Road that is currently vacant. Site A is approximately 0.8 mile north from Fire Station No. 65.

Site B

Site B includes three parcels, located at the southwest corner of Kanan Road and Agoura Road, that are currently vacant. Site B is approximately 0.8 mile north from Fire Station No. 65.

Site C

Site C is located at 28902 Agoura Road and includes two parcels along Agoura Road that are currently vacant. Site C is approximately 1.0 mile north from Fire Station No. 65.

Site D

Site D includes one parcel along Canwood Street, just west of Kanan Road, that is currently vacant. Site D is approximately 0.3 mile east from Fire Station No. 89.

Site E

Site E, located on the north side of Agoura Road, east of Kanan Road, includes one parcel that is currently vacant. Site E is approximately 1.1 miles north from Fire Station No. 65.

Site F

Site F includes three parcels on the southwest corner of Driver Avenue and Colodny Drive that are currently vacant. Site F is approximately 2.2 miles east from Fire Station No. 89.

Site G

Site G is located at 29045 Agoura Road, that includes one parcel. Site G is approximately 1.0 mile north from Fire Station No. 65.

Site H

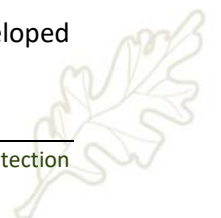
Site H includes ten parcels along Agoura Road, just east of Chesebro Road that are currently vacant. Site H is approximately 2.2 miles west from Fire Station No. 65.

Site I

Site I includes two parcels along Agoura Road, east of Cornell Road, that are currently vacant. Site I is approximately 1.0 mile north from Fire Station No. 65.

Site J

Site J is located at 29112 and 29130 Roadside Drive, and includes two parcels that are currently developed with a commercial use. Site J is approximately 0.8 mile southeast from Fire Station No. 89.



Site K

Site K is located at 28912 Agoura Road, and includes two parcels that are currently developed with a commercial use. Site K is approximately 1.0 mile north from Fire Station No. 65.

Site L

Site L, located at 28263 Dorothy Drive and adjacent to the Ventura Freeway is comprised of six parcels. Site L is approximately 1.8 miles northeast from Fire Station No. 65.

Site M

Site M includes one parcel located along Agoura Road, east of Ladyface Court, that is currently vacant. Site M is approximately 1.3 miles southwest from Fire Station No. 89.

Site N

Site N, located at 29360 Roadside Drive, is comprised of one parcel that is currently developed with a commercial use. Site N is approximately 1.3 miles southeast from Fire Station No. 89.

Site O

Site O is located at 5675 Kanan Road, and is comprised of six parcels that are currently developed with a shopping center. Site O is approximately 1.1 miles northeast from Fire Station No. 89.

Site P

Site P is located at 5801 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site P is approximately 1.2 miles northeast from Fire Station No. 89.

Site Q

Site Q is located at 5835 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site Q is approximately 1.3 miles northeast from Fire Station No. 89.

Site R

Site R is located along Roadside Drive, west of Lewis Road, and is comprised of three parcels that are currently vacant. Site R is approximately 1.7 miles northeast from Fire Station No. 65 and 1.7 east from Fire Station No. 89.

Site S

Site S is east of Cornell Drive, and is comprised of three parcels that are currently vacant. Site S is approximately 1.1 miles north from Fire Station No. 65.

Site T

Site T is located along Roadside Drive, east of Roadside Road, and is comprised of one parcel currently developed with a retail/office building. Site T is approximately 1.3 miles southeast from Fire Station No. 89.



B. Regulatory Setting**1) Federal****a) Federal Emergency Management Agency**

In March 2003, the Federal Emergency Management Agency (FEMA) became part of the U.S. Department of Homeland Security. FEMA's continuing mission is to lead the effort to prepare the nation for all hazards and effectively manage federal response and recovery efforts following any major national incident. FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

b) Disaster Mitigation Act of 2000

In 2000, the Disaster Mitigation Act amended the Robert T. Stafford Disaster Relief Act of 1988. Among other things, this new legislation reinforces the importance of pre-disaster infrastructure mitigation planning to reduce disaster losses nationwide by controlling and streamlining the administration of federal disaster relief and developing programs that promote hazard mitigation activities. Among the Act's major provisions:

- Funding for pre-disaster mitigation activities;
- Developing experimental multi-hazard maps to better understand risk;
- Establishing state and local government infrastructure mitigation planning requirements;
- Defining how states can assume more responsibility in managing the Hazard Mitigation Grant Program (HMGP); and
- Adjusting ways in which management costs for projects are funded.

The mitigation planning provisions outlined in Section 322 of the Act establish performance-based standards for mitigation plans. The Act further requires states to provide for a public assistance program (Advance Infrastructure Mitigation [AIM]) to develop County government plans. Counties which fail to develop an infrastructure mitigation plan risk significant reduction in federal government assistance for repair/replacement of damaged facilities if that facility has been damaged on more than one occasion during the preceding 10-year period by a similar event.

c) Occupational Safety and Health Administration

The Federal and California State Occupational Safety and Health Administrations enforce the provisions of the Federal and State Occupational Safety and Health Acts, which collectively require safety and health regulations for construction under Part 1926 of Title 29 Code of Federal Regulations. The fire-related requirements of the Occupational Safety and Health Administration (OSHA) are specifically contained in Subpart F, Fire Protection and Prevention, of Part 1926. Examples of general requirements related to fire protection and prevention include maintaining fire suppression equipment specific to construction on-site; providing a temporary or permanent water supply of sufficient volume, duration, and pressure; properly operating the on-site fire-fighting equipment; and keeping storage sites free from accumulation of unnecessary combustible materials.



d) Uniform Fire Code

The Uniform Fire Code includes specialized technical fire and life safety regulations which apply to the construction and maintenance of buildings and land uses. Topics addressed in the Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings.

2) State

a) California Building Code and California Fire Code

The California Building Code (California Code of Regulations, Title 24, Part 2) is a compilation of building standards, including fire safety standards for new buildings, which are also provided in the California Fire Code (California Code of Regulations, Title 24, Part 9). California Building Code standards are based on building standards that have been adopted by state agencies without change from a national model code; building standards based on a national model code that have been changed to address particular California conditions; and building standards authorized by the California legislature but not covered by the national model code. The 2019 edition of the California Building Code became effective on January 1, 2020.⁶ The building standards in the California Building Code apply to all locations in California, except where more stringent standards have been adopted by state agencies and local governing bodies. Typical fire safety requirements of the California Fire Code include: the installation of fire sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures within wildfire hazard areas.

b) Occupational Safety and Health Administration

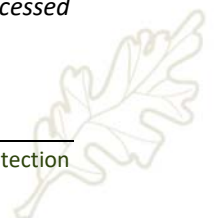
The California Department of Industrial Relations, Division of Occupational Safety and Health (Cal-OSHA) provides details on fire protection and prevention (Title 8, Division 1, Subchapter 4 (Construction Safety Orders), Article 36 (Fire Protection and Prevention)) for construction safety. A general requirement is that the employer shall be responsible for the development of a fire protection program to be followed throughout all phases of the construction work.

c) California Fire Service and Rescue Emergency Aid System

The LACoFD participates in the California Fire Service and Rescue Emergency Mutual Aid System, through which the California's Governor's OES, Fire and Rescue Division is responsible for the development, implementation and coordination of the California Fire Service and Rescue Emergency Mutual Aid Plan (Mutual Aid Plan).⁷ The Mutual Aid Plan outlines procedures for establishing mutual aid agreements at

⁶ *California Building Code, (California Code of Regulations, Title 24, Part 2).*

⁷ *California Emergency Management Agency, Mutual Aid Plan, <https://www.caloes.ca.gov/PlanningPreparednessSite/Documents/CAMasterMutualAid.pdf>, Accessed December 2021.*



the local, operational, regional, and state levels, and divides the state into six mutual aid regions to facilitate the coordination of mutual aid. The LACoFD is located in Region I. Through the Emergency Mutual Aid system, the OES is informed of conditions in each geographic and organizational area of the state, and the occurrence or imminent threat of disaster. All OES Mutual Aid participants monitor a dedicated radio frequency for fire events that are beyond the capabilities of the responding fire department and provide aid in accordance with the management direction of the OES.⁸

d) California Vehicle Code

Section 21806 of the California Vehicle Code (CVC) pertains to emergency vehicles responding to Code 3 incidents/calls. This section of the (CVC) states the following:

Upon the immediate approach of an authorized emergency vehicle which is sounding a siren and which has at least one lighted lamp exhibiting red light that is visible, under normal atmospheric conditions, from a distance of 1,000 feet to the front of the vehicle, the surrounding traffic shall, except as otherwise directed by a traffic officer, do the following: (a) (1) Except as required under paragraph (2), the driver of every other vehicle shall yield the right-of-way and shall immediately drive to the right-hand edge or curb of the highway, clear of any intersection, and thereupon shall stop and remain stopped until the authorized emergency vehicle has passed. (2) A person driving a vehicle in an exclusive or preferential use lane shall exit that lane immediately upon determining that the exit can be accomplished with reasonable safety. (b) The operator of every street car shall immediately stop the street car, clear of any intersection, and remain stopped until the authorized emergency vehicle has passed. (c) All pedestrians upon the highway shall proceed to the nearest curb or place of safety and remain there until the authorized emergency vehicle has passed.

e) California Constitution Article XIII, Section 35

Section 35 of Article XIII of the California Constitution at subdivision (a)(2) provides: “The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.” Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051-30056 provide rules to implement Proposition 172. Public safety services include fire protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on fire protection services, as well as other public safety services. In *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 833, the court found that Section 35 that, cities have “a constitutional obligation to provide adequate fire protection services”.

⁸ California Emergency Management Agency, Mutual Aid Plan, <https://www.caloes.ca.gov/PlanningPreparednessSite/Documents/CAMasterMutualAid.pdf>, Accessed December 2021.



f) California Governor's Office of Emergency Services (Cal OES)

In 2009, the State of California passed legislation creating the Cal OES and authorized it to prepare a SEMS program (Gov. Code Section 8607; Title 19 CCR Section 2401 et seq.), which sets forth measures by which a jurisdiction should handle emergency disasters. In California, SEMS provides the mechanism by which local government requests assistance. Non-compliance with SEMS could result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. Cal OES coordinates the state's preparation for, prevention of, and response to major disasters, such as fires, floods, earthquakes, and terrorist attacks. During an emergency, Cal OES serves as the lead state agency for emergency management in the state. It also serves as the lead agency for mobilizing the state's resources and obtaining federal resources. Cal OES coordinates the state response to major emergencies in support of local government. The primary responsibility for emergency management resides with local government. Local jurisdictions first use their own resources and, as they are exhausted, obtain more from neighboring cities and special districts, the county in which they are located, and other counties throughout the state through the statewide mutual aid system (see discussion of Mutual Aid Agreements, below). California Emergency Management Agency (Cal-EMA) maintains oversight of the state's mutual aid system.

3) Regional

a) Las Virgenes-Malibu Council of Governments Hazard Mitigation Plan

The Council's Hazard Mitigation Plan describes wildfire threats to the Las Virgenes–Malibu region and details the programs and policies the City of Agoura Hills has implemented to manage those risks.⁹

4) Local

a) Agoura Hills Municipal Code

Article III, Chapter 1 (Fire Prevention)

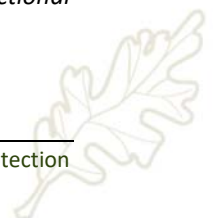
Article III, Chapter 1 of the Agoura Hills Municipal Code adopts the California Fire Code, with modifications as listed in Section 3101, as the Fire Prevention Regulations of the City of Agoura Hills.

b) City of Agoura Hills Emergency and Hazard Plans

The City of Agoura Hills has a number of emergency and hazard plans to prepare for and mitigate the impacts of natural disasters and catastrophic emergencies. These plans are kept on file with the City and outline prevention and response procedures as well as cooperation agreements. The plan applicable to this section is the SEMS.¹⁰

⁹ *Las Virgenes-Malibu Council of Governments, Las Virgenes-Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan 2018, September 30, 2018.*

¹⁰ *City of Agoura Hills SEMS/NIMS Emergency Operations Plan 2017.*



c) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to fire protection, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to fire protection facilities or services, nor changes to those existing.

Goal CS-6 Coordination of Fire and Emergency Services. Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community.

Policy CS-6.1 Support the Los Angeles County Fire Department. Continue to work with and support the Los Angeles County Fire Department to ensure adequate personnel, facilities, and infrastructure needs to maintain a high level of fire protection and emergency services within the City.

Policy CS-6.2 Coordination with Other Agencies. Coordinate with the Ventura County Fire Department and Los Angeles County Fire Department to provide assistance during emergency situations that require outside help.

Policy CS-6.3 Agoura Hills CERT. Support the efforts of the Agoura Hills Community Emergency Response Team (CERT).

Policy CS-6.4 Emergency Response. Continue to monitor emergency response to citywide disasters to determine if service improvements are needed.

Policy CS-6.5 Adequate Infrastructure. Continue to monitor the water pressure for fire suppression and evaluate and implement feasible solutions.

Policy CS-6.6 New Development. Require all new developments to implement measures to reduce the potential for fire hazards, including incorporating fire prevention suppression systems.

Goal S-3 Protection from Fire Hazards. Persons and property in Agoura Hills protected from urban and wildland fires.

Policy S-3.1 Coordination with the Los Angeles County Fire Department. Cooperate with the Los Angeles County Fire Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate fire protection and prevention services.

Policy S-3.2 Wildfire Mitigation. Coordinate with the Los Angeles County Fire Department on appropriate wildland fire mitigation.

Policy S-3.3 New Development. Continue to ensure that all new development incorporates current state, county, and City, fire safe building code requirements, as appropriate.

Policy S-3.4 Fire Protection Systems. Require all new commercial and multiple-unit residential developments to install fire protection systems, as required by the state and City buildings and fire codes, and encourage the use of automatic sprinkler systems in existing structures.



- Policy S-3.5 Funding.** Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by that particular development.
- Policy S-3.6 Fire Inspection.** Work with the County Fire Department to ensure an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.
- Policy S-3.7 SEMS Plan.** Incorporate and periodically review fire prevention and protection procedures in the City’s Standardized Emergency Management Systems (SEMS) Plan.
- Policy S-3.8 Fire Department Review.** Continue review by the Los Angeles County Fire Department of proposed structures and developments within the community, as applicable, to assure adequacy of structural fire protection, access for fire fighting, water supply, and vegetation management.
- Policy S-3.9 Fuel Modification.** Ensure that new development complies with fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible, and encouraging design that minimizes the need for fuel modification on public parklands, to the extent feasible.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to fire protection services. Specifically, the Guidelines state that the proposed project may have an adverse significant fire protection services impact if it would:

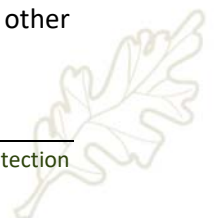
- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for fire protection.

B. Project Impacts and Mitigation Measures

Impact J-1: 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 objective for fire protection?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 could result in an increased demand for fire protection services. However, it would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other



performance objectives for fire protection. As such, the General Plan EIR 2010 determined that impacts to fire and emergency services would not be significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

Changes in land use designations, as well as future rezoning upon adoption of the GPU, and updates to the Community Conservation and Development Element would result in an increase in the residential service population for the LACoFD. As discussed in **Section IV.J, Population and Housing**, of this SEIR, development under the GPU would increase the population in the City by approximately 3,867 persons on the lower unit potential end or 6,480 persons on the higher unit potential end (see Section III. Project Description, Table III-4) to a total of 24,324 persons to 26,937 persons. However, an increase in population alone would not increase the need for additional fire protection services. The provision of fire stations varies more as a function of the geographic distribution of structures, vehicular incidents, and vacant land with combustible vegetation than an increase in population. The LACoFD's service goals are based on accepted service levels, such as response times, incident loads, resident and transient population, and square footage thresholds. The City is served by two fire stations with emergency response times estimated at approximately 7 minutes and 44 seconds for Fire Station No. 65 and approximately 6 minutes and 34 seconds for Fire Station No. 89.¹¹ Based on current service goals and levels of service of an 8-minute emergency response time for the first arriving unit, and 12 minutes for a paramedic unit in suburban areas, the LACoFD is operating at acceptable levels of fire protection service in the City of Agoura Hills.

The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation. The GPU does not identify the need for additional fire protection facilities in the City, the construction of which has the potential to result in significant environmental impacts. Similarly, no such facilities are currently planned by the County to serve the City.

However, if a new fire station or the expansion, consolidation, or relocation of a station was determined warranted by LACoFD in the Agoura Hills community, further environmental review separate from this EIR would be required. Additionally, the protection of public safety is the first responsibility of local

¹¹ Email correspondence from Kien Chin, Planning Analyst, County of Los Angeles Fire Department, March 24, 2022.



government and local officials have an obligation to give priority to the provision of adequate public safety services, which are typically financed through the City general funds. Accordingly, the need for additional fire protection services as part of an unplanned fire station at this time is not an environmental impact that the project is required to mitigate.¹² Therefore, the proposed GPU would not result in a substantial impact to the construction of new fire protection facilities that could cause a significant environmental impact, and no mitigation measures are necessary.

Furthermore, the increase in population and future new development in the City could require fire stations to compensate for additional demand for fire protection services. However, the LACoFD's 5-Year Fire District Facilities Plan¹³ does not indicate that additional station(s) are planned for the City of Agoura Hills. Policies contained in the General Plan require that adequate infrastructure be provided as new development occurs. For example, compliance with Goal CS-6 (Coordination of Fire and Emergency Services) and Policy CS-6.1 (Support the Los Angeles County Fire Department) would facilitate cooperation with the LACoFD to ensure that the City continues to receive adequate fire protection and prevention services. Policy CS-6.2 (Coordination with Other Agencies), Policy CS-6.3 (Agoura Hills CERT Response Team), Policy CS-6.4 (Emergency Response), CS-6.5 (Adequate Infrastructure), and Policy CS-6.6 (New Development) would further coordinate fire protection and emergency medical services to support the needs of residents and businesses in the community. Policy S-3.1 (Coordination with the Los Angeles County Fire Department), Policy S-3.2 (Wildfire Mitigation), Policy S-3.3 (New Development), Policy S-3.4 (Fire Protection Systems), Policy S-3.5 (Funding), Policy S-3.6 (Fire Inspections), Policy S-3.7 (SEMS Plan), Policy S-3.8 (Fire Department Review), and Policy S-3.9 (Fuel Modification) would further ensure that increased development associated with the General Plan Update would comply with fire protection regulations. Any new development, such as on the housing opportunity sites, that would occur under the General Plan Update would be required to comply with all applicable federal, state, and local regulations governing the provision of fire protection services, including adequate fire access and fire hydrants. As described in Article III, Chapter 1 of the Agoura Hills Municipal Code, the fire prevention regulations of the City of Agoura Hills have provisions that include construction standards for new structures and remodels, road configuration design standards to accommodate fire equipment, and requirements for minimum fire flow rates for water mains.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. Overall, the updates to the Community Safety Element would serve to reduce the City's risks from wildfire, which would, in turn, reduce the demand on

¹² *Hayward Planning Association et al. v. Board of Trustees of the California State University, Court of Appeal, First District, Division 3, California, decided November 30, 2015.*

¹³ *Los Angeles County Fire District Facilities Master Plan, October 2020.*



LACoFD. Furthermore, new Community Safety Element policies and implementation measures to augment those in the current General Plan would further reduce potential risks from fire hazards, including wildfires. These proposed policies are discussed in **Section IV.F. Hazards and Hazardous Materials and Wildfires**, of this SEIR.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in a substantial impact from new or altered fire facilities that could cause a significant environmental impact.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on fire protection. Therefore, the General Plan 2010 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

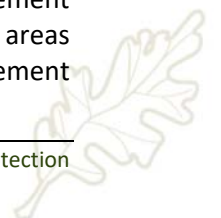
Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. Cumulative impacts are only addressed for those thresholds that have a project related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact relating to alteration of existing or construction of new fire protection facilities in the City of Agoura Hills. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in no cumulative impact.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element



would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to police facility alteration or construction. Accordingly, no cumulative impacts related to police would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to fire protection.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, there would be no impact to fire facilities. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

K.2 PUBLIC SERVICES – POLICE PROTECTION

1. INTRODUCTION

This section of the SEIR defines the current status of police protective services in the City of Agoura Hills and describes the staffing levels, equipment, staffing standards, number of and types of calls received, and crime prevention programs available. The section assesses the impact of the General Plan Update and related public service policies on police services within the City. Data for this section were taken from correspondence with the City of Agoura Hills as well as the Los Angeles County Sheriff's Department (LASD) staff and website.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that future development in accordance with the General Plan 2010 would introduce new residents and workers into the LASD service boundaries, thereby increasing the requirement for police protection facilities and personnel. However, buildout of the General Plan 2010 would not result in the provision of or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. As such, the General Plan EIR 2010 determined that impacts to police protection services would not be significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

Law enforcement services in the City of Agoura Hills are provided through a contract with the LASD. Protection services include emergency and nonemergency police response, routine police patrols, investigative services, traffic enforcement and investigation, parking code enforcement, SWAT teams, specialized detective units, and air support.

1) Locations and Staffing

There is no police station located within the City of Agoura Hills. The LASD provides the City with police services from its Malibu/Lost Hills Station, located at 27050 Agoura Road, Calabasas, CA, 91301, approximately 0.5 mile from Agoura's eastern boundary. The Malibu/Lost Hills station serves five contract cities (including Agoura Hills) and the unincorporated areas of Los Angeles County within an area encompassing approximately 180 square miles. One captain, 6 lieutenants, 15 sergeants, 120 deputies, and 30 non-sworn personnel are shared within the service area.¹⁴

¹⁴ Email correspondence from Acting Captain Joseph Fender, Los Angeles Sheriff's Department, March 23, 2022.

2) Performance Standards and Statistics

According to staff at the Malibu/Lost Hills Station, Agoura Hills is served with 1 deputy per 170 residents, which is considered an acceptable ratio. The average emergency response time is under 8 minutes. The average non-emergency response time is under 20 minutes and routine calls are under 60 minutes. These times are considered acceptable.¹⁵ The acceptable ratios are determined by the City Manager of Agoura Hills and the Unit Commander of the Malibu/Lost Hills Station, who meet quarterly to discuss response times, crime trends, vehicle break-ins, and the protection needs of the City. All contracted cities served by the Malibu/Lost Hills Station meet annually to discuss regional goals and needs.

3) Housing Element Housing Opportunity Sites

Site A

Site A includes one parcel on the southeast corner of Kanan Road and Agoura Road that is currently vacant. Site A is approximately 3.2 miles west from the Malibu/Lost Hills Sherriff Station.

Site B

Site B includes three parcels, located at the southwest corner of Kanan Road and Agoura Road that are currently vacant. Site B is approximately 3.2 miles west from the Malibu/Lost Hills Sherriff Station.

Site C

Site C is located at 28902 Agoura Road, and includes two parcels along Agoura Road that are currently vacant. Site C is approximately 2.5 miles west from the Malibu/Lost Hills Sherriff Station.

Site D

Site D includes one parcel along Canwood Street, just west of Kanan Road, that is currently vacant. Site D is approximately 3.2 miles west from the Malibu/Lost Hills Sherriff Station.

Site E

Site E, located on the north side of Agoura Road, east of Kanan Road, includes one parcel that is currently vacant. Site E is approximately 2.9 miles west from the Malibu/Lost Hills Sherriff Station.

Site F

Site F includes three parcels on the southwest corner of Driver Avenue and Colodny Drive, that are currently vacant. Site F is approximately 2.0 miles northwest from the Malibu/Lost Hills Sherriff Station.

¹⁵ Email correspondence from Acting Captain Joseph Fender, Los Angeles Sheriff's Department, March 23, 2022.



Site G

Site G is located at 29045 Agoura Road, that includes one parcel. Site G is approximately 2.7 miles west from the Malibu/Lost Hills Sherriff Station.

Site H

Site H includes ten parcels along Agoura Road, just east of Chesebro Road that are currently vacant. Site H is approximately 1.3 miles west from the Malibu/Lost Hills Sherriff Station.

Site I

Site I includes two parcels along Agoura Road, east of Cornell Road, that are currently vacant. Site I is approximately 2.4 miles west from the Malibu/Lost Hills Sherriff Station.

Site J

Site J is located at 29112 and 29130 Roadside Drive, and includes two parcels that are currently developed with a commercial use. Site J is approximately 2.8 miles west from the Malibu/Lost Hills Sherriff Station.

Site K

Site K is located at 28912 Agoura Road, and includes two parcels that are currently developed with a commercial use. Site K is approximately 2.6 miles west from the Malibu/Lost Hills Sherriff Station.

Site L

Site L, located at 28263 Dorothy Drive and adjacent to the Ventura Freeway, is comprised of six parcels. Site L is approximately 1.9 miles west from the Malibu/Lost Hills Sherriff Station.

Site M

Site M includes one parcel located along Agoura Road, east of Ladyface Court that is currently vacant. Site M is approximately 3.7 miles west from the Malibu/Lost Hills Sherriff Station.

Site N

Site N, located at 29360 Roadside Drive, is comprised of one parcel that is currently developed with a commercial use. Site N is approximately 3.4 miles west from the Malibu/Lost Hills Sherriff Station.

Site O

Site O is located at 5675 Kanan Road, and is comprised of six parcels that are currently developed with a shopping center. Site O is approximately 3.6 miles northwest from the Malibu/Lost Hills Sherriff Station.

Site P

Site P is located at 5801 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site P is approximately 3.7 miles northwest from the Malibu/Lost Hills Sherriff Station.



Site Q

Site Q is located at 5835 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site Q is approximately 3.8 miles northwest from the Malibu/Lost Hills Sherriff Station.

Site R

Site R is located along Roadside Drive, west of Lewis Road, and is comprised of three parcels that are currently vacant. Site R is approximately 2.0 miles west from the Malibu/Lost Hills Sherriff Station.

Site S

Site S is located along Agoura Road, east of Cornell Drive, and is comprised of three parcels that are currently vacant. Site S is approximately 2.3 miles west from the Malibu/Lost Hills Sherriff Station.

Site T

Site T is located along Roadside Drive, east of Roadside Road, and is comprised of one parcel currently developed with a retail/office building. Site T is approximately 3.3 miles west from the Malibu/Lost Hills Sherriff Station.

B. Regulatory Setting**1) Federal**

There are no federal policies that are directly applicable to police protection within the City of Agoura Hills.

2) State**a) California Vehicle Code**

Section 21806 of the California Vehicle Code (CVC) pertains to emergency vehicles responding to Code 3 incidents/calls. This section of the (CVC) states the following:

Upon the immediate approach of an authorized emergency vehicle which is sounding a siren and which has at least one lighted lamp exhibiting red light that is visible, under normal atmospheric conditions, from a distance of 1,000 feet to the front of the vehicle, the surrounding traffic shall, except as otherwise directed by a traffic officer, do the following: (a) (1) Except as required under paragraph (2), the driver of every other vehicle shall yield the right-of-way and shall immediately drive to the right-hand edge or curb of the highway, clear of any intersection, and thereupon shall stop and remain stopped until the authorized emergency vehicle has passed. (2) A person driving a vehicle in an exclusive or preferential use lane shall exit that lane immediately upon determining that the exit can be accomplished with reasonable safety. (b) The operator of every street car shall immediately stop the street car, clear of any intersection, and remain stopped until the authorized emergency vehicle has passed. (c) All pedestrians upon the highway shall proceed to the nearest curb or place of safety and remain there until the authorized emergency vehicle has passed.



b) California Constitution Article XIII, Section 35

Section 35 of Article XIII of the California Constitution was adopted by the voters in 1993 under Proposition 172. Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051-30056 provide rules to implement Proposition 172. Public safety services include police protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on police protection services, as well as other public safety services. Section 35 at subdivision (a)(2) provides: “The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services.” In *City of Hayward v. Board of Trustee of California State University* (2015) 242 Cal. App. 4th 833, the court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services, including police protection, and that it is reasonable to conclude that the City will comply with that provision to ensure that public safety services are provided.¹⁶

c) California Penal Code

All law enforcement agencies in California are organized and operated in accordance with the applicable provisions of the California Penal Code. This code sets forth the authority, rules of conduct, and training for peace officers. Under state law, all sworn municipal and county officers are state peace officers.

3) Regional

a) County of Los Angeles Department of Emergency Management

The Office of Emergency Management was established by Chapter 2.68 of the County of Los Angeles Code with responsibility for organizing and directing the preparedness efforts, as well as the day-to-day coordination efforts, for the County’s Emergency Management Organization, including the planning and coordinating of emergency response plans, overseeing operational readiness for emergency training for emergency responses, and public education related to emergency response.

b) Los Angeles County Code

Chapter 2.34 of the Los Angeles County Code outlines certain duties of the office of sheriff and directs the sheriff to enforce the specified provisions.

¹⁶ *City of Hayward v. Board Trustee of California State University* (2015) 242 Cal. App. 4th 833, 847, <https://caselaw.findlaw.com/ca-court-of-appeal/1719667.html>, accessed December 2021.



4) Local

a) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to police protection which would remain as part of the GPU. The GPU proposes no additional goals and policies related to police protection, nor changes to those existing.

Goal CS-7 Police and Emergency Services. Quality police protection and emergency services that protect the long-term health, safety, and well-being of residents, businesses, and visitors.

Policy CS-7.1 Support Los Angeles County Sheriff's Department. Continue to work with and support the Los Angeles County Sheriff's Department to ensure adequate personnel, facility, and infrastructure to provide police protection and emergency services.

Policy CS-7.2 Coordination with Other Agencies. Coordinate with the California Highway Patrol and other nearby law enforcement and emergency agencies to provide assistance during emergency situations requiring outside help.

Policy CS-7.3 Graffiti Removal. Continue to implement the City's graffiti removal program.

Policy CS-7.4 Crime Prevention through Environmental Design. Encourage the use of Crime Prevention through Environmental Design (CPTED), or other comparable concepts, to increase the perception of public safety and decrease the opportunity for crime.

Goal S-4 Protection from Crime. Persons and property in Agoura Hills protected from criminal activities.

Policy S-4.1 Support Los Angeles County Sheriff's Department. Support the Los Angeles County Sheriff's Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate law enforcement services.

Policy S-4.2 Agency Cooperation. Continue to cooperate with the California Highway Patrol and other nearby law enforcement agencies, such as the Ventura County Sheriff's Department, to provide backup police assistance in emergency situations.

Policy S-4.3 Public Education. Encourage citizen participation in public safety programs, such as Neighborhood Watch, and facilitate educational programs dealing with personal safety awareness.

Policy S-4.4 Crime Prevention through Environmental Design (CPTED). Use defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of all new development.



Policy S-4.5 Development Review. Provide for law enforcement review of applicable projects as part of the review process.

Policy S-4.6 Evacuation Planning. Coordinate evacuation planning among the Los Angeles County Fire and Sheriff's departments, the California Highway Patrol, the City of Agoura Hills Community Emergency Response Team (CERT), and law enforcement agencies in other local jurisdictions.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to police protection services. Specifically, the Guidelines state that the proposed project may have an adverse significant police protection services impact if it would:

- b) 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 objective for police protection.

B. Project Impacts and Mitigation Measures

Impact J-2: 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 objective for police protection?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that future development in accordance with the General Plan 2010 would introduce new residents and workers into the LASD service boundaries, thereby increasing the requirement for police protection facilities and personnel. However, buildout of the General Plan 2010 would not result in the provision of or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection. As such, the General Plan EIR 2010 determined that impacts to police protection services would not be significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the



Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

Changes in land use designations, as well as future rezoning upon adoption of the GPU, and updates to the Community Conservation and Development Element would result in an increase in the residential service population for the LASD. As discussed in **Section IV.J, Population and Housing**, of this SEIR, development under the General Plan Update would increase the population in the City by approximately 3,867 persons on the lower end potential units or 6,480 persons on the higher end potential units (see Section III. Project Description, Table III-4) to a total of 24,324 persons to 26,937 persons, respectively. The Unit Commander of the Malibu/Lost Hills Station works with the City Manager of Agoura Hills to develop a standard personnel-to-population ratio to determine optimum staffing levels (Smith 2009). The Malibu/Lost Hills Station currently maintains a ratio of 1 deputy per 1,722 residents for the City of Agoura Hills. Assuming the Malibu/Lost Hills Station would continue to have 13 deputies assigned to the City of Agoura Hills, implementation of the General Plan Update would create a personnel-to-population ratio of 1 deputy per 1,953 residents. The LASD's main indicator of effectiveness is its response time to emergency calls. The Malibu/Lost Hills Station's average emergency response time to Agoura Hills is 4.8 minutes, with an average non-emergency response time of 17.7 minutes. Both of these times are currently considered acceptable (Smith 2009). Other indicators of effectiveness include volume of calls for service and the number of available officers available at any given time. However, compliance with Goal CS-7 (Police and Emergency Services) and Policy CS-7.1 (Support Los Angeles County Sheriff's Department) would facilitate cooperation with the LASD to ensure that the City continues to receive adequate police protection and prevention services.

The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation. The GPU does not identify the need for additional police protection facilities in the City, the construction of which has the potential to result in significant environmental impacts.

However, if a new police station or the expansion, consolidation, or relocation of a station was determined warranted by LASD, the Agoura Hills community, further environmental review separate from this EIR would be required. Additionally, the protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services, which are typically financed through the City general funds. Accordingly, the need for additional police protection services as part of an unplanned police station at this time is not an environmental impact that the project is required to mitigate. Therefore, the proposed GPU would result in no impact to the construction of new police protection facilities that could cause a significant environmental impact, and no mitigation measures are necessary.

Furthermore, based on the information provided in crime statistics, Agoura Hills is considered to be a generally safe city and the increase in population resulting from the proposed infill uses is not anticipated to substantially increase crime within the City, according to historical trends. Compliance with Goal CS-7 (Police and Emergency Services) and Policy CS-7.1 (Support Los Angeles County Sheriff's Department) would facilitate cooperation with the LASD to ensure that the City continues to receive adequate police protection and prevention services. Policy CS-7.2 (Coordination with Other Agencies), Policy CS-7.3 (Graffiti Removal), and Policy CS-7.4 (Crime Prevention through Environmental Design) would further



coordinate police protection to support the needs of residents and businesses in the community. Policy S-4.1 (Support Los Angeles County Sheriff's Department), Policy S-4.2 (Agency Cooperation), Policy S-4.3 (Public Education), Policy S-4.4 (Crime Prevention through Environmental Design [CPTED]), Policy S-4.5 (Development Review) and Policy S-4.6 (Evacuation Planning) would further ensure that increased development associated with the General Plan Update would comply with police protection regulations. Therefore, according to these goals and policies, police staffing and facilities would likely be able to maintain adequate service levels while serving the needs of any new development, including the housing opportunity sites, associated with the General Plan Update, and any associated additional demands upon police protection services.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Overall, the updates to the Community Safety Element would serve to reduce the City's risks from wildfire, which would, in turn, reduce the demand on LASD services required during fire season. Furthermore, the General Plan, including the Community Safety Element, contains both existing and newly proposed policies and implementation measures designed to reduce potential risks from fire hazards, including wildfires, as described in **Section K.1 Public Services – Fire Protection** and **Section IV.F. Hazards and Hazardous Materials and Wildfires**, of this SEIR.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in significant environmental impacts resulting from substantial impacts to new or altered police protection facilities.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on police protection. Therefore, the General Plan 2010 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.



GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. This region is the service area of the LASD Malibu/Lost Hills Station, which includes Agoura Hills and the adjacent cities of Westlake Village and Calabasas. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact from the alteration of police protection facilities that currently serve the City of Agoura Hills, or from construction of new facilities, either which may cause significant environmental impacts. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in no cumulative impact.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to police facility alteration or construction. Accordingly, no cumulative impacts related to police would occur and updates to the General Plan elements would not contribute to a cumulative impact.



Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to police protection.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, there would be no impact. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

K.3 PUBLIC SERVICES – SCHOOLS

1. INTRODUCTION

This section of the SEIR describes existing school facilities, education programs, and planned improvements within the Las Virgenes Unified School District (LVUSD). The section also reviews current state and regional policy regarding new school development. Data was utilized from the National Center for Education Statistics and the LVUSD website.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 could result in increased use of school facilities, it would not result in the provision of or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. As such, the General Plan EIR 2010 found that impacts to school services would not be significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The City of Agoura Hills is served by the LVUSD. The LVUSD serves the cities of Agoura Hills, Westlake Village, and Calabasas, as well as unincorporated County areas south of Agoura Hills. The District's main offices are located at 4111 N. Las Virgenes Road, Calabasas, California, 91302. The total TK–12 enrollment in the district is approximately 10,886 students.¹⁷ As shown in **Table IV.K.3-1, Public Schools Located in the City of Agoura Hills**, the LVUSD operates seven schools in the City of Agoura Hills: one high school, one middle school, three elementary schools and one alternative elementary school, located on the campus of Sumac Elementary School. There are two schools, located within the City of Calabasas, that serve the most eastern boundary of Agoura Hills. Currently, the LVUSD schools serving the City of Agoura Hills have 5,955 students enrolled. Mariposa School of Global Education and Sumac Elementary School, located on a shared site, are operating over capacity. All other public schools in Agoura Hills are operating below maximum capacity. The two schools located in the City of Calabasas, which serve Agoura Hills students, are both operating over capacity. **Table IV.K.3-2, Public Schools Serving the City of Agoura Hills**, includes capacity levels and total enrollment at the LVUSD schools serving Agoura Hills.

¹⁷ National Center for Education Statistics, District Details, https://nces.ed.gov/ccd/districtsearch/district_detail.asp?Search=2&ID2=0621000&DistrictID=0621000&detail_s=1, accessed December 2021.

**Table IV.K.3-1
Public Schools Serving the City of Agoura Hills**

Map #	School	Address	Grades	Current Capacity ¹	Enrollment (2019-2020) ²
City of Agoura Hills					
1	Agoura High School	28545 W Driver Ave.	9-12	1,860	1,916
2	Lindero Canyon Middle School	5844 Larboard Ln.	6-8	840	930
3	Willow Elementary School	29026 Laro Dr.	TK-5	500	642
4	Yerba Buena Elementary School	6098 Reyes Adobe Rd.	TK-5	389	394
5	Sumac Elementary School	6050 Calmfield Ave.	TK-5	475	384
6	Mariposa Elementary School of Global Education	6050 Calmfield Ave.	TK-8	Shared with Sumac	408
Subtotal				4,064	4,674
City of Calabasas					
7	Arthur E. Wright Middle School	4029 Las Virgenes Rd.	6-8	784	739
8	Lupin Hill Elementary School	26210 Adamor Rd.	TK-5	575	542
Subtotal				1,359	1,281
Total				5,423	5,955
¹ Las Virgenes Unified School District Facilities Master Plan 2020, October 2019. ² National Center for Education Statistics, District Details, https://nces.ed.gov/ccd/districtsearch/district_detail.asp?Search=2&ID2=0621000&DistrictID=0621000&details=1 , accessed December 2021. Source: Las Virgenes Unified School District website 2021.					

1) Student Generation Rates

Student generation rates are used by school districts to estimate the number of students generated by new development in order to determine whether or not existing school facilities would be adequate for future students. Different school districts have varying rates depending on new single- or multi-family dwelling unit developments and also categorize rates based on grade levels. The LVUSD's student generation rates are 0.1559, 0.0914, and 0.1471 for grades TK-5, 6-8, and 9-12, respectively.¹⁸

2) Funding

California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The LVUSD School Facilities Fee Plan supports the school district's levy of the fees authorized by California Education Code Section 17620.¹⁹ These school facilities impact fees are set by LVUSD and are currently \$4.08 per square foot for new residential developments and \$0.66 per square foot for new

¹⁸ 2020 Residential and Commercial/Industrial Development School Fee Justification Study for Las Virgenes Unified School District, April 8, 2020, page 20.

¹⁹ 2020 Residential and Commercial/Industrial Development School Fee Justification Study for Las Virgenes Unified School District, April 8, 2020, page ES-1.



commercial developments, except for self-storage developments which have a fee of \$0.073 per square foot.²⁰

In June 2006, LVUSD voters passed the \$128 million Measure G bond initiative to repair and upgrade LVUSD's aging and deteriorating campuses. This would include repairing and upgrading outdated science and technology facilities, classrooms and restrooms, replacing aging trailers with modern classrooms, improve fire, security, and emergency systems, and upgrade computer and instructional technology.

3) Housing Element Housing Opportunity Sites

Site A

Site A includes one parcel on the southeast corner of Kanan Road and Agoura Road that is currently vacant. Site A is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site B

Site B includes three parcels, located at the southwest corner of Kanan Road and Agoura Road that are currently vacant. Site B is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site C

Site C is located at 28902 Agoura Road, and includes two parcels along Agoura Road that are currently vacant. Site C is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site D

Site D includes one parcel along Canwood Street, just west of Kanan Road, that is currently vacant. Site D is located within the LVUSD boundaries and is served by Willow Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site E

Site E, located on the north side of Agoura Road east of Kanan Road, includes one parcel that is currently vacant. Site E is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

²⁰ 2020 Residential and Commercial/Industrial Development School Fee Justification Study for Las Virgenes Unified School District, April 8, 2020, page 25.



Site F

Site F includes three parcels on the southwest corner of Driver Avenue and Colodny Drive, that are currently vacant. Site F is located within the LVUSD boundaries and is served by Sumac Elementary School, Arthur E. Wright Middle School, and Agoura High School.

Site G

Site G is located at 29045 Agoura Road, that includes one parcel. Site G is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site H

Site H includes ten parcels along Agoura Road, just east of Chesebro Road that are currently vacant Site H is located within the LVUSD boundaries and is served by Lupin Hill Elementary School, Arthur E. Wright Middle School, and Agoura High School.

Site I

Site I includes two parcels along Agoura Road, east of Cornell Road, that are currently vacant. Site I is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site J

Site J is located at 29112 and 29130 Roadside Drive, and includes two parcels that are currently developed with a commercial use. Site J is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site K

Site K is located at 28912 Agoura Road, and includes two parcels that are currently developed with a commercial use. Site K is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site L

Site L, located at 28263 Dorothy Drive and adjacent to the Ventura Freeway, is comprised of six parcels. Site L is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site M

Site M includes one parcel located along Agoura Road, east of Ladyface Court that is currently vacant. Site M is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.



Site N

Site N, located at 29360 Roadside Drive, and is comprised of one parcel that is currently developed with a commercial use. Site N is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site O

Site O is located at 5675 Kanan Road, and is comprised of six parcels that are currently developed with a shopping center. Site O is located within the LVUSD boundaries and is served by Willow Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site P

Site P is located at 5801 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site P is located within the LVUSD boundaries and is served by Willow Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site Q

Site Q is located at 5835 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site Q is located within the LVUSD boundaries and is served by Willow Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site R

Site R is located along Roadside Drive, west of Lewis Road, and is comprised of three parcels that are currently vacant. Site R is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site S

Site S is located along Agoura Road, east of Cornell Drive, and is comprised of three parcels that are currently vacant. Site S is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

Site T

Site T is located along Roadside Drive, east of Roadside Road, and is comprised of one parcel currently developed with a retail/office building. Site T is located within the LVUSD boundaries and is served by Sumac Elementary School, Lindero Canyon Middle School, and Agoura High School.

B. Regulatory Setting**1) Federal**

There are no federal education regulations applicable to the proposed project.



2) State**a) California Education Code**

Educational services and school facilities for the Project are subject to the rules and regulations of the California Education Code, the California Department of Education (CDE) and governance of the State Board of Education (CBE) (Gov. Code Section 33000, et seq.). The CDE is the government agency responsible for public education throughout the state. With the State Superintendent of Public Instruction, the CDE is responsible for enforcing education law and regulations and for continuing to reform and improve public elementary school, secondary school, childcare programs, adult education, and preschool programs. The CDE oversees funding, and student testing and achievement levels for all state schools. A sector of the CDE, the SBE is the 11-member governing and policymaking body of the California Department of Education (CDE) that sets Kindergarten through 12th Grade (K–12) education policy in the areas of standards, instructional materials, assessment, and accountability. The state also provides funding through a combination of sales and income taxes. In addition, pursuant to Proposition 98, the state is also responsible for the allocation of educational funds that are acquired from property taxes. Further, the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities.²¹

b) Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998 (known as the Greene Act), enacted in 1998, is a program for funding school facilities largely based on matching funds. For new school construction, grants provide funding on a 50/50 state and local match basis. For school modernization, grants provide funding on a 60/40 state and local match basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional state funding.²²

The Greene Act permits the local district to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. The Act also sets a maximum level of fees a developer may be required to pay. Pursuant to Government Code Section 65996, the payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to a less-than-significant level.²³

²¹ California Education Code Section 17620(a)(1), available at: https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC§ionNum=17620, accessed December 2021.

²² State of California, Office of Public School Construction, School Facility Program Guide, January 2019.

²³ California Government Code Section 65996, available at: <https://codes.findlaw.com/ca/government-code/gov-sect-65996.html>, accessed December 2021.



c) Open Enrollment Policy (Cal. Educ. Code Sections 48350, et seq.)

The open enrollment policy is a state-mandated policy that enables students located in the LVUSD service boundaries to apply to any regular, grade-appropriate LVUSD school with designated “open enrollment” seats. Open enrollment seats are granted through an application process that is completed before the school year begins. Students living in a particular school’s attendance area are not displaced by a student requesting an open enrollment transfer to that school.

d) Mello Roos Community Facilities Act of 1982

The Mello Roos Act allows school districts to establish a Mello-Roos Community Facilities District (CFD) to finance school construction through the issuance and sale of municipal bonds guaranteed through a Special Tax Lien against all properties within the CFD area.

3) Regional

a) Las Virgenes Unified School District Measure G

On June 6, 2006, local voters approved Measure G, a \$128 million bond measure to make the following improvements throughout the District:

To maintain excellent local schools, repair and upgrade outdated science and technology facilities, classrooms and restrooms, replace aging trailers with modern classrooms, improve fire, security, and emergency systems, and upgrade computer and instructional technology.

The measure promised to upgrade the District’s older schools maintain district-wide technology upgrades, and install and upgrade fire prevention, security and emergency response systems at every school so that all students are safe.

4) Local

a) City of Agoura Hills Municipal Code

§6400: Adoption of Interim School Facilities’ Financing Ordinance

This section of the City’s Municipal Code adopts Title 4, Revenue and Finance, Chapter 4.52, Interim School Facilities’ Financing, as amended and in effect on April 1, 1983, as the interim school facilities’ financing ordinance of the City of Agoura Hills. This ordinance provides for interim classrooms and related facilities at overcrowded schools.

b) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to schools, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to schools, nor changes to those existing.

Goal CS-8 Educational System. Quality education to all kindergarten-, elementary school-, middle school-, and high school-aged residents.



- Policy CS-8.1 Educational Services.** Support the Las Virgenes Unified School District and private schools to provide educational services to all kindergarten-, elementary school-, middle school-, and high school-aged residents.
- Policy CS-8.2 Expand and Improve Facilities.** Cooperate with the Las Virgenes Unified School District to expand or upgrade its facilities.
- Policy CS-8.3 Joint-Use Facilities.** Continue to coordinate with the Las Virgenes Unified School District in the utilization of joint school/park facilities for recreational purposes.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to school services. Specifically, the Guidelines state that the proposed project may have an adverse significant school services impact if it would:

- c) 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 objective for schools.

B. Project Impacts and Mitigation Measures

Impact J-3: 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 objective for schools?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that future development in accordance with the General Plan 2010 could result in increased use of school facilities. However, it would not result in the provision of or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. As such, the General Plan EIR 2010 found that impacts to school services would not be significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially



require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

Changes in land use designations, and ultimate rezoning, and updates to the Land Use Element would result in an increase in residential units and an associated increase in student population within the City. Based on the maximum number of dwelling units that could be developed under the project (1,401 units, to a maximum of 2,348 units) and on LVUSD's student generation rates of 0.1559, 0.0914, and 0.1471 for grades K-5, 6-8, and 9-12, respectively, the project could increase LVUSD's student population by a minimum of 218 elementary students, 128 middle school students, and 206 high school students, for a total of approximately 552 additional school-age residents to a maximum of 366 elementary students, 215 middle school students, and 345 high school students, for a total of approximately 926 additional school-age residents.²⁴ When combined with the 5,955 currently enrolled students, the expected increase from the General Plan Update would increase the already exceeded student capacity of 5,423 within the schools serving the City of Agoura Hills. This increase would be addressed through the payment of school fees, required for all new development. These fees are based on the use and size of a project.

The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation. The GPU does not identify the need for additional school facilities in the City, the construction of which has the potential to result in significant environmental impacts. Similarly, no such facilities are currently planned by the County to serve the City.

However, as school fees are collected from residential, commercial, and industrial uses, developers are required to fund necessary school service and facility improvements to accommodate anticipated population and school enrollment growth within the service area of the LVUSD. If new facilities would need to be constructed at a future date accommodate increased demand on schools, further environmental review separate from this EIR would be required.

Additionally, policies contained in the General Plan require that adequate school infrastructure be provided as new development occurs. For example, compliance with Goal CS-8 (Educational System) and Policy CS-8.1 (Educational Services) would support the LVUSD and private schools to provide educational services to ensure that the City's school-aged residents continue to receive adequate access to schools. Policy CS-8.2 (Expand and Improve Facilities) and Policy CS-8.3 (Joint-Use Facilities) would further coordinate educational services to support the needs of residents in the community and ensure that increased development associated with the General Plan Update would not negatively impact the school system in Agoura Hills.

Furthermore, the policies and implementation measures designed to reduce potential impacts related to school services contained in the General Plan would continue to apply to development that could occur

²⁴ 2020 Residential and Commercial/Industrial Development School Fee Justification Study for Las Virgenes Unified School District, April 8, 2020, page 20.



under the project. As is currently the case, development of the housing opportunity sites would be subject to school impact fee assessments under SB 50. These fees are collected by school districts at the time of issuance of building permits for commercial, industrial, and residential projects. The State Legislature has declared that the payment of those fees constitutes full mitigation for the impacts generated by new development, per Government Code Section 65995.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. None of these updates would not have the potential to impact student generation or school enrollment within the City.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in substantial adverse significant impacts to schools or impacts resulting from the need to construct school facilities that could result in a significant environmental impact.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on schools. Therefore, the General Plan 2010 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially



require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. The LVUSD serves within this geographic area. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

The General Plan Update is anticipated to result in no impact to the construction of educational facilities currently serving the City of Agoura Hills that could have a significant environmental impact. As such, the proposed project would not result in a cumulatively considerable contribution to a cumulative impact. The proposed project would result in no cumulative impact.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to school facility alteration or construction. Accordingly, no cumulative impacts related to schools would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to impact student generation or school enrollment within the City.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, there would be no impacts. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

K.4 PUBLIC SERVICES – LIBRARIES

1. INTRODUCTION

This section of the SEIR describes the City of Agoura Hills’ existing library services, facilities, and staffing. Data for this section were taken from the City of Agoura Hills and the Los Angeles County Library.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 would introduce new residents, which could result in increased use of library facilities, it would not result in the provision of or need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. As such, the General Plan EIR 2010 determined that impacts to library services would not be significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Library Facilities*

The Agoura Hills Public Library (AHPL), located at 29901 Ladyface Court, serves the City of Agoura Hills. This Los Angeles County Library is located within the City of Agoura Hills and is part of the Los Angeles County Library system.

The Los Angeles County Library is a member of the Southern California Library Cooperative, an association of 40 independent city, county, and special district public libraries located in Los Angeles and Ventura counties that have agreed to cooperate in providing library service to the residents of all participating jurisdictions. The Southern California Library Cooperative provides member libraries with a resource-sharing network and a means to enhance the level and diversity of resources available to library users, while reducing duplication of effort.²⁵

2) *Library Needs Assessment*

There are no prescriptive standards set for public libraries by the American Library Association, Public Library Association, or the State of California. Instead, they advocate an outcomes-based assessment process based on the fact that each library serves a different community with different needs. For example, libraries in communities with many young families would need various young adult and children services compared to libraries serving a population with a high percentage of retirees.

²⁵ Southern California Library Cooperative, Member Libraries, <http://socalibraries.org/>, accessed December 2021.



3) Library Services

The AHPL, which is 17,772 square feet, offers a number of services to assist users. Computer services include an on-line library catalogue, access to a variety of research databases, as well as Internet and CD-ROM workstation access. The facility has a copy center, two conference rooms, and online homework help for students.²⁶ The hours of operation for the Agoura Hills Library are: 12 pm – 8 pm Tuesdays and 10 am – 6 pm Wednesdays to Saturday. The branch is closed on Sundays and Mondays. The web-based resources are available 24 hours a day, seven days a week.

The Friends of the AHPL is a self-organized and self-supported group consisting of people who are interested in promoting the library's welfare and growth. The group has an ongoing book sale in the Book Cellar bookstore every Saturday, and also offers a rental bestseller collection and rental DVD program).²⁷

4) Funding

Library services are provided by Los Angeles County Library and the AHPL is funded by Los Angeles County Library. The Los Angeles County Library has a special fund department under the jurisdiction of the County Board of Supervisors, which is comprised of a 20-member Library Commission. The Los Angeles County libraries are financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees. Based on the County's Annual Budget Report for 2018-2019, there was a budget of \$45.05 per capita.²⁸ The County would continue to fund the AHPL from taxes collected for that purpose.

5) Housing Element Housing Opportunity Sites

Site A

Site A includes one parcel on the southeast corner of Kanan Road and Agoura Road that is currently vacant. Site A is approximately 1.0 mile east of the AHPL.

Site B

Site B includes three parcels, located at the southwest corner of Kanan Road and Agoura Road that are currently vacant. Site B is approximately 0.8 mile east of the AHPL.

Site C

Site C is located at 28902 Agoura Road, and includes two parcels along Agoura Road that are currently vacant. Site C is approximately 1.2 miles east of the AHPL.

²⁶ Los Angeles County Library, Agoura Hills Library, Services, <https://lacountylibrary.org/agoura-hills-library/>, accessed December 2021.

²⁷ Los Angeles County Library, Agoura Hills Library, Community, <https://lacountylibrary.org/agoura-hills-library/>, accessed December 2021.

²⁸ Los Angeles County Library, Statistical Information, <https://lacountylibrary.org/aboutus-info/> accessed December 2021.



Site D

Site D includes one parcel along Canwood Street, just west of Kanan Road, that is currently vacant. Site D is approximately 1.2 miles north of the AHPL.

Site E

Site E, located on the north side of Agoura Road, east of Kanan Road, which includes one parcel that is currently vacant. Site E is approximately 0.9 mile east of the AHPL.

Site F

Site F includes three parcels on the southwest corner of Driver Avenue and Colodny Drive, that are currently vacant. Site F is approximately 2.4 miles northeast of the AHPL.

Site G

Site G is located at 29045 Agoura Road, that includes one parcel. Site G is approximately 1.2 miles east of the AHPL.

Site H

Site H includes ten parcels along Agoura Road, just east of Chesebro Road that are currently vacant. Site H is approximately 2.4 miles east of the AHPL.

Site I

Site I includes two parcels along Agoura Road, east of Cornell Road, that are currently vacant. Site I is approximately 1.3 miles east of the AHPL.

Site J

Site J is located at 29112 and 29130 Roadside Drive, and includes two parcels that are currently developed with a commercial use. Site J is approximately 1.0 mile northeast of the AHPL.

Site K

Site K is located at 28912 Agoura Road, and includes two parcels that are currently developed with a commercial use. Site K is approximately 1.2 miles east of the AHPL.

Site L

Site L, located at 28263 Dorothy Drive and adjacent to the Ventura Freeway, and is comprised of six parcels. Site L is approximately 2.0 miles east of the AHPL.

Site M

Site M includes one parcel located along Agoura Road, east of Ladyface Court that is currently vacant. Site M is approximately 0.1 mile east of the AHPL.



Site N

Site N, located at 29360 Roadside Drive, is comprised of one parcel that is currently developed with a commercial use. Site N is approximately 0.7 mile northeast of the AHPL.

Site O

Site O is located at 5675 Kanan Road, and is comprised of six parcels that are currently developed with a shopping center. Site O is approximately 1.6 miles northeast of the AHPL.

Site P

Site P is located at 5801 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site P is approximately 1.7 miles northeast of the AHPL.

Site Q

Site Q is located at 5835 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. Site Q is approximately 1.8 miles northeast of the AHPL.

Site R

Site R is located along Roadside Drive, west of Lewis Road, and is comprised of three parcels that are currently vacant. Site R is approximately 1.9 miles east of the AHPL.

Site S

Site S is located along Agoura Road, east of Cornell Drive, and is comprised of three parcels that are currently vacant. Site S is approximately 1.4 miles east of the AHPL.

Site T

Site T is located along Roadside Drive, east of Roadside Road, and is comprised of one parcel currently developed with a retail/office building. Site T is approximately 0.8 mile east of the AHPL.

B. Regulatory Setting**1) Federal**

There are no federal library service regulations applicable to the proposed project.

2) State

There are no state library service regulations applicable to the proposed project.

3) Regional

There are no regional library service regulations applicable to the proposed project.



4) Local**a) Agoura Hills General Plan**

The current General Plan contains the following goals and policies related to libraries, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to libraries, nor changes to those existing.

Goal CS-9 Library System. Library facilities that enhance Agoura Hills residents' and employees' quality of life and create opportunities for self-learning and cultural and academic enrichment.

Policy CS-9.1 Support Library Services. Continue to support Los Angeles County in the provision of library services and programs to meet the needs of residents.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS**A. Threshold of Significance**

Appendix G of the CEQA Guidelines provides thresholds address impacts related to library services. Specifically, the Guidelines state that the proposed project may have an adverse significant library services impact if it would:

- d) 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 objective for other public facilities.

B. Project Impacts and Mitigation Measures

Impact J-5: 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 objective for other public facilities?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 would introduce new residents, which could result in increased use of library facilities, it would not result in the provision of or need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. As such, the General Plan EIR 2010 determined that impacts to library services would not be significant.

GPU Impact**Housing Sites Development**

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element



opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The GPU would allow for the amendment of land use designations and the potential for an increase in densities of existing uses in specific areas. In select locations, land use designations would be amended to accommodate mixed use, which would allow for residential uses in an area that is currently utilized for commercial purposes. As a result, changes in land use designations and anticipated future rezoning would result in an increase in residential service population for the AHPL. As discussed in **Section IV.J, Population and Housing**, of this SEIR, implementation of the project with the 20 housing opportunity sites could result in the buildout of a likely 1,401 units, to a maximum of 2,348 dwelling units, which would increase the population in the City by approximately 3,867 persons to 6,480 persons to a total of 24,324 persons to 26,937 persons. The project's population would increase the demand for library services compared to existing conditions. The Los Angeles County Library's current service level guidelines for planning purposes are a minimum of 0.50 gross square foot of library facility space per capita and 2.75 items (books and other library materials) per capita. As such, the AHPL would continue its operations without meeting the recommended building size standards without or with the project.

However, the Los Angeles County libraries are financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees that could potentially be applied toward the provision of new library facilities and related staffing for the of the library serving the project area, as deemed appropriate. If at a later date, new facilities or augmentation of existing facilities are determined necessary to construct to accommodate increased demand on library services, further project-specific environmental review would be required for the development under CEQA at that time.

Policies within the General Plan support providing library services to residents of Agoura Hills. For example, compliance with Goal CS-9 (Library System) and Policy CS-9.1 (Support Library Services) would facilitate the support of Los Angeles County Library in the provision of library services and programs to meet the needs of residents.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize



risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Overall, updates would not have the potential to impact library services within the City.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in substantial impacts to library services that could have a significant environmental impact on the environment.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on libraries. Therefore, the General Plan 2010 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. Specifically, updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The City of Agoura Hills is located within the County of Los Angeles, an area which is expected to continue to experience significant growth over the next twenty-five years. The regional context for the discussion of cumulative impacts is the western end of Los Angeles County, which is bordered by Topanga Canyon Boulevard (SR-27) to the east, the Pacific Ocean to the south, and Ventura County to the north and west. This geographic region is served by the Agoura Hills Library, Westlake Village Library, and Malibu Library.

Cumulative growth in the project vicinity could have the potential to increase the need for library services. The residential population of a library's service area is the primary metric used by the Los Angeles County Library for assessing the adequacy of library services and planning for future growth. The Los Angeles County Library has not established any facilities criteria based on employment in a library's service area. Employees generated by the non-residential related projects would be more likely to use library facilities near their places of residence, because lunch break times are typically not long enough (30 to 60 minutes) for employees to take advantage of library facilities, eat lunch, and return to work within the allotted time. It is also unlikely that employees would utilize library facilities on their way to work as the start of their work day generally occurs before the libraries open for service. Therefore, any increase in usage of libraries by employees is anticipated to be negligible.



The GPU buildout, combined with future related projects, would generate additional residents that would have the potential to increase the need for library services. However, the Los Angeles County libraries are financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees that could potentially be applied toward the provision of new library facilities and related staffing for the of the library serving the area, as deemed appropriate.

The GPU is anticipated to result in no impact with regard to library facility alteration or construction in the City of Agoura Hills. As such, the project would not result in a cumulatively considerable contribution to a cumulative impact. The project would result in no cumulative impact.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to library facility alteration or construction. Accordingly, no cumulative impacts related to libraries would occur and updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in substantial adverse impacts related to libraries that could cause significant environmental impacts.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, impacts would not be significant. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

L. RECREATION

1. INTRODUCTION

This section of the SEIR evaluates the impacts of the General Plan Update associated with recreation and parks within the City of Agoura Hills. Existing data sources used to prepare this section were taken from the existing General Plan (2010) Natural Resources Element and Community Safety Element (2010), the City of Agoura Hills Parks Master Plan (1988), the Agoura Hills Citywide Trails and Pathways Master Plan (2008), and the City of Agoura Hills Open Space Preservation Action Plan (1999), as well as other City-provided documents.

The project could potentially cause impacts associated with the physical deterioration of recreational facilities. The project also has the potential to cause impacts related to the construction or expansion of facilities in order to maintain acceptable service ratios or other performance objectives.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not 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. The General Plan 2010 and Implementation Program contained policies and implementation measures designed to address potential impacts associated with physical deterioration of park and recreational facilities due to population growth. The implementation of the goals and policies in the General Plan 2010, as well as Municipal Code requirement for the dedication of land or payment of an in-lieu fee for all applicable future residential development, ensured that increased demand and use resulting from an increase in Citywide population would not significantly accelerate the deterioration of existing park and recreational facilities. Therefore, future development accommodated by the General Plan 2010, any land use changes proposed under the General Plan 2010, and any new or updated policies of the General Plan 2010 were found by the General Plan EIR 2010 to create a less than significant impact.

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not cause adverse physical impacts associated with the provision of recreational facilities being built as a result of population increase resulting in additional demand for park and recreational areas, and possibly creating the need for the construction or expansion of such areas. New development of park and recreational areas were planned in the future to meet General Plan 2010 park and recreation standards. Such projects were subject to the City's environmental review process, which includes project-specific environmental review under CEQA separate from the General Plan EIR 2010. As the General Plan 2010 was a planning document and not a specific development proposal for park and recreational areas development, impacts were less than significant.



2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Regional Parks and Recreational Facilities*

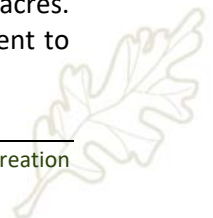
According to the Agoura Hills Citywide Trails and Pathways Master Plan prepared in 2008, a number of regional recreational facilities surround the City of Agoura Hills. The majority of these resources are situated within the Santa Monica Mountains National Recreation Area (SMMNRA), which borders the City to the south and east. The SMMNRA comprises 153,075 acres and is one of the country's largest urban national parks. SMMNRA and state park facilities located in close proximity to Agoura Hills include the following:

- Chesebro/Palo Comado Canyon is located to the north and east of the City of Agoura Hills, and features hiking, biking, and equestrian routes through generally open space, undisturbed areas. The area is joined to the east by the Upper Las Virgenes Canyon Open Space Preserver (formerly Ahmanson Ranch) in Ventura County, which consists of 2,983 acres of open space.
- Paramount Ranch is located south of the City of Agoura Hills, and offers hiking trails, and a picnic area and a few western themed structures.
- Peter Strauss Ranch is located south of Agoura Hills, and offers hiking, concerts, picnics and art exhibits.
- Malibu Creek State Park is located to the south of Agoura Hills at Liberty Canyon (Malibu Creek State Park entrance is located on Las Virgenes Road/Malibu Canyon Road), and offers hiking and equestrian trails that lead through this wilderness preserve and cross Mulholland Highway.

Park and recreation facilities located in the SMMNRA are operated and maintained by a variety of government agencies, including the National Parks Service (NPS), the state, and the counties of Los Angeles and Ventura. In addition to nearby national and state parks in close proximity to the City of Agoura Hills, the Simi Hills located to the north provides access to the open space and trail system of the Oak Park community. Parks within the Oak Park area include Chaparral, China Flat Trailhead, Deerhill Park, Eagle View, Mae Boyer, Oak Canyon Community, and Valley View Neighborhood Park; these parks are owned and managed by the Rancho Simi Recreation and Parks District.

2) *Local Parks and Recreational Facilities*

The City of Agoura Hills operates six active parks encompassing 47.2 acres. **Table IV.L-1, Recreational Facilities in the City of Agoura Hills**, identifies the location and size of each of these parks. The City's Parks Master Plan has four classifications of local parks: neighborhood parks, community specialized facilities, playfields and urban open space. Neighborhood parks range in size from 2 to 5 acres and are intended to meet specific needs of a neighborhood and provide access from local streets and main walkways. Neighborhood parks in the City include Old Agoura Park, Sumac Park, Morrison Park, and Reyes Adobe Park. Community special use facilities are larger in size than neighborhood parks and are intended to provide services on a community level. They accommodate larger social and cultural activities and are located in areas accessible from collector streets and local arterials. Community special use parks in the City include Forest Cove Park and Chumash Park. Playfields are typically part of either a neighborhood park or a community special use park, and include all sports fields and specialized court games. Urban open space is any open space that would maintain or enhance the aesthetic quality of the community for public benefit. There are two City-owned open space recreation areas, totaling approximately 26 acres. One open space recreation area with a trail is located in the northwest corner of the City, adjacent to



Yerba Buena School and one is located in the central part of the City, along Medea Creek. Additionally there is an open space recreation area (Cheeseboro and Palo Comado Canyons) in the northeast corner of the city, primarily outside the City limits, although the Palo Comado trailhead is located within the City of Agoura Hills. There is also an open space preserve in the southeast corner of the City on the south side of Agoura Road between Hyde Park Drive and Liberty Canyon Road, Both areas are owned by the state. **Figure IV.L-1, Recreational Facilities**, identifies the location of City parks and open space recreation areas and State Parks in the City and surrounding area.

Table IV.L-1
Recreational Facilities in the City of Agoura Hills

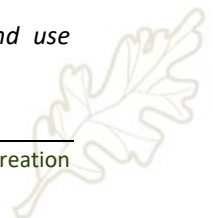
#	Park	Location	Acreage
1	Chumash	5550 Medea Valley Drive	12.3
2	Forest Cove	5451 Forest Cove Lane	9.5
3	Morrison	29909 Forest Cove Lane	4.4
4	Old Agoura	5301 Chesebro Road	13.0
5	Reyes Adobe	31400 Rainbow Crest Drive	4.4
6	Sumac	6000 Calmfield Avenue	3.6
<i>Park Subtotal</i>			<i>47.2</i>
Open Space Recreation Areas			
-		Yerba Buena Open Space	18.1
-		Medea Creek Open Space	8.2
-		Southeastern corner of the City*	107
-		Northeastern corner of the City*	4,000
Citywide Total			73.5
<i>Source: City of Agoura Hills, 2021.</i>			
<i>*For reference purposes only. Not included in total citywide acreage as it is currently owned by the state.</i>			

3) Open Space

Aside from the two open space recreation areas, Yerba Buena and Medea Creek, which are considered part of the park and recreation facilities of the City, Agoura Hills has an estimated 2,000 acres of protected open space within its borders, which is owned by the City, Santa Monica Mountains and Recreation and Conservation Authority or Homeowners Associations (HOA).¹ Land included in this inventory of protected open space is the Lindero Canyon Country Club, which includes a golf course.

The City also operates the Agoura Hills Recreation and Event Center and jointly operates the Agoura Hills/Calabasas Community Center. The Agoura Hills Recreation and Event Center, located at 29900 Ladyface Court in the City of Agoura Hills, is a 22,000-square-foot (sf) multi-purpose facility. The Center is equipped with a 3,500 square-foot rentable event space, catering kitchen, and a patio area. The Agoura Hills/Calabasas Community Center, located at 27040 Malibu Hills Road in the City of Calabasas, is a 30,000

¹ Total includes Restricted Open Space, Restricted Open Space/Deed Restricted, and Local Park land use categories.



CITY of AGOURA HILLS General Plan Update

Recreational Facilities



Legend

City Parks

- 1. Chumash Park
- 2. Forest Cove Park
- 3. Morrison Park
- 4. Old Agoura Park
- 5. Reyes Adobe Park
- 6. Sumac Park
- Open Space Recreation Area
- School Playgrounds
- City Limits
- County Boundary
- Streams



Source: City of Agoura Hills, July 14, 2009.



Figure IV.L-1

sf state-of-the-art recreational facility that offers a variety of recreational social, cultural and education programs and activities to meet the needs of the surrounding communities. The facility includes basketball courts, a fitness studio, rock-climbing wall, dance studio, multi-purpose room, and banquet hall.

In addition to the City-owned parks, local schools serve as joint recreational facilities for the City and other private athletic associations use City facilities. The Las Virgenes Unified School District includes five school sites that are available for recreational use after school hours and on weekends (refer to Section IV.K Public Services for a description of school sites in the City). Each offers the use of open playfields. Agoura High School has specialized facilities, including a pool, tennis courts (the City has an agreement to use these courts after school, evening and on weekends), and a gymnasium.

4) Trails and Pathways

In 2008, Agoura Hills adopted the Citywide Trails and Pathways Master Plan. The Plan provides a schematic network of pedestrian, equestrian, and mountain biking trails in the City, connecting to the extensive regional systems in adjoining jurisdictions. The Plan serves as a guide to future trail planning, design and construction in the City. A variety of different trail types are considered in the Plan. The neighborhood trail and pathway is a multi-use facility within urbanized areas, and serves as a link to open space trails. The open space trail provides access to open space areas, and would be designed to accommodate hikers, equestrian users, and mountain bicyclists. The equestrian bridle path would be located adjacent to the streets in Old Agoura. **Figure IV.L-2, Trail Network**, identifies the proposed and existing all-purpose trails and equestrian trails located throughout the City as identified by the Plan. The majority of the trails utilize open space areas that are owned by public entities and public right of way.

Trails planned and permitted under Citywide Trails and Pathway Master Plan include a trail that would traverse the length of Ladyface Mountain; completion of the existing equestrian bridle trail system in the Old Agoura neighborhood which currently provides a connection to the Palo Comado Chesebro Canyon park system; and the construction of the Medea Creek pathway along Medea Creek in the central part of Agoura Hills.

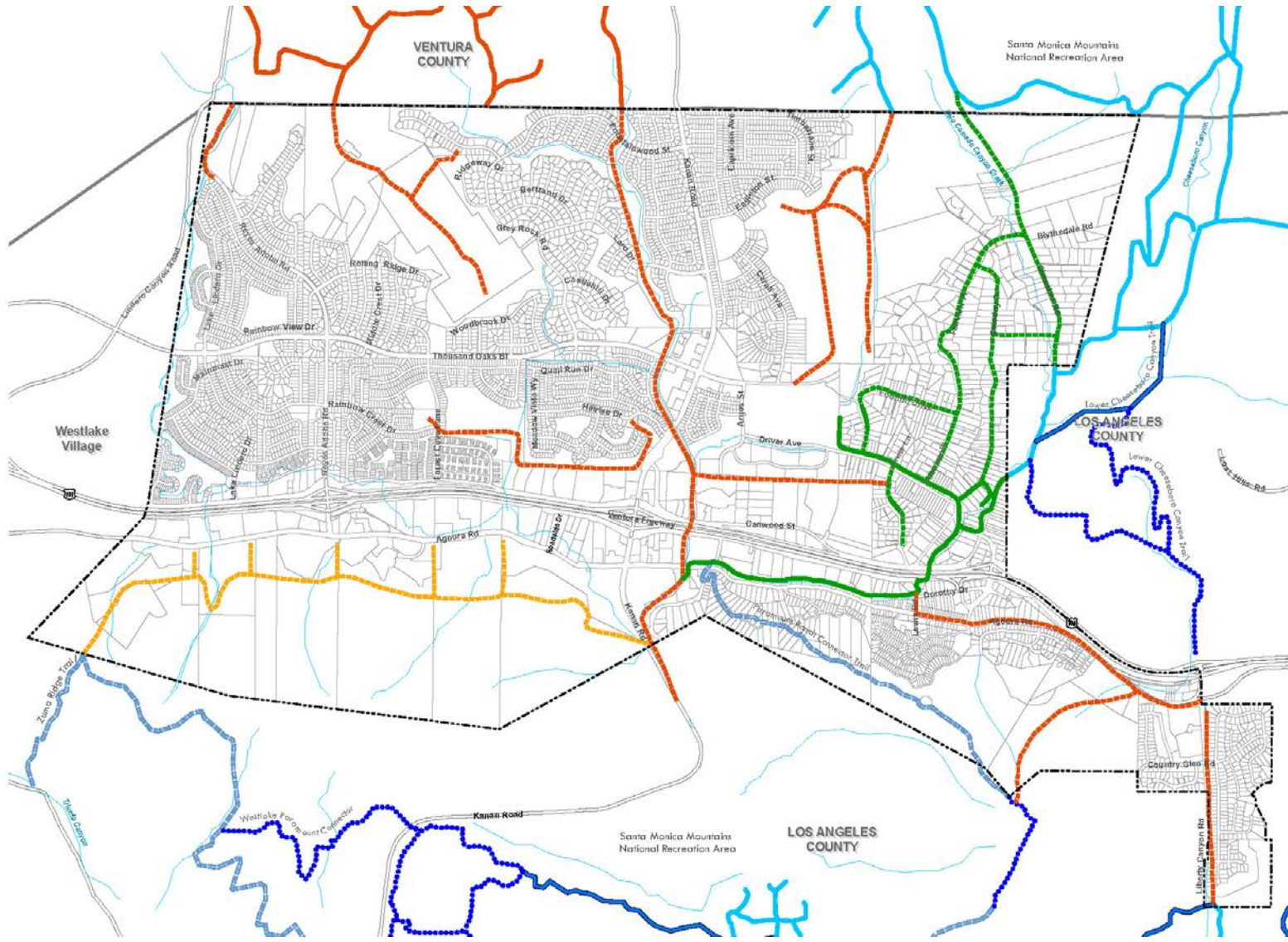
Currently, there are several equestrian trails in the Old Agoura community, including a trail along Driver Avenue that connects to the City's Old Agoura Park, which includes a horse arena that is open to the public. The trail traverses the perimeter of Old Agoura Park and provides equestrian access from the park along a flood channel (Chesebro Creek) east of Colodny Drive, which continues under Highway 101. The trail then follows the flood channel in a westerly direction along Agoura Road to Agoura Village. The trail, which is part of the regional Zuma Ridge Trail, currently ends at the western edge of the Regency Theater Complex. The Citywide Trails and Pathway Master Plan includes the extension of the trail to the south along Medea Creek to the Santa Monica Mountains. The Zuma Ridge trail through the City also allows for pedestrians. There is a limited pedestrian trail along Medea Creek, south of Kanan Road and north of Canwood Street.

In addition to the above noted trails, designated bikeways are available in the City. Bikeways have three different types of classifications: Class I (Bike Path), Class II (Bike Lane), and Class III (Bike Route). The bikeways within the City of Agoura Hills are comprised of Class II and Class III facilities, which are shared facilities on the roadways and respectively delineated by either signage and striping or signage only. **Figure IV.L-3, Bikeways**, displays the existing and proposed bikeways in the City of Agoura Hills. The following describes the existing facilities:



CITY of AGOURA HILLS General Plan Update

Trail Network



- Legend**
- Existing, All Purpose
 - Future, All Purpose
 - Future, All Purpose (Final trail alignment subject to future trail study)
 - Existing, Equestrian
 - Future, Equestrian
 - Santa Monica Mountains NRA**
 - Existing, Multiple Use
 - Existing, Hike & Equestrian Only
 - Existing, Unofficial Trail
 - Future, Multiple Use
 - City Limits
 - County Boundary
 - Streams



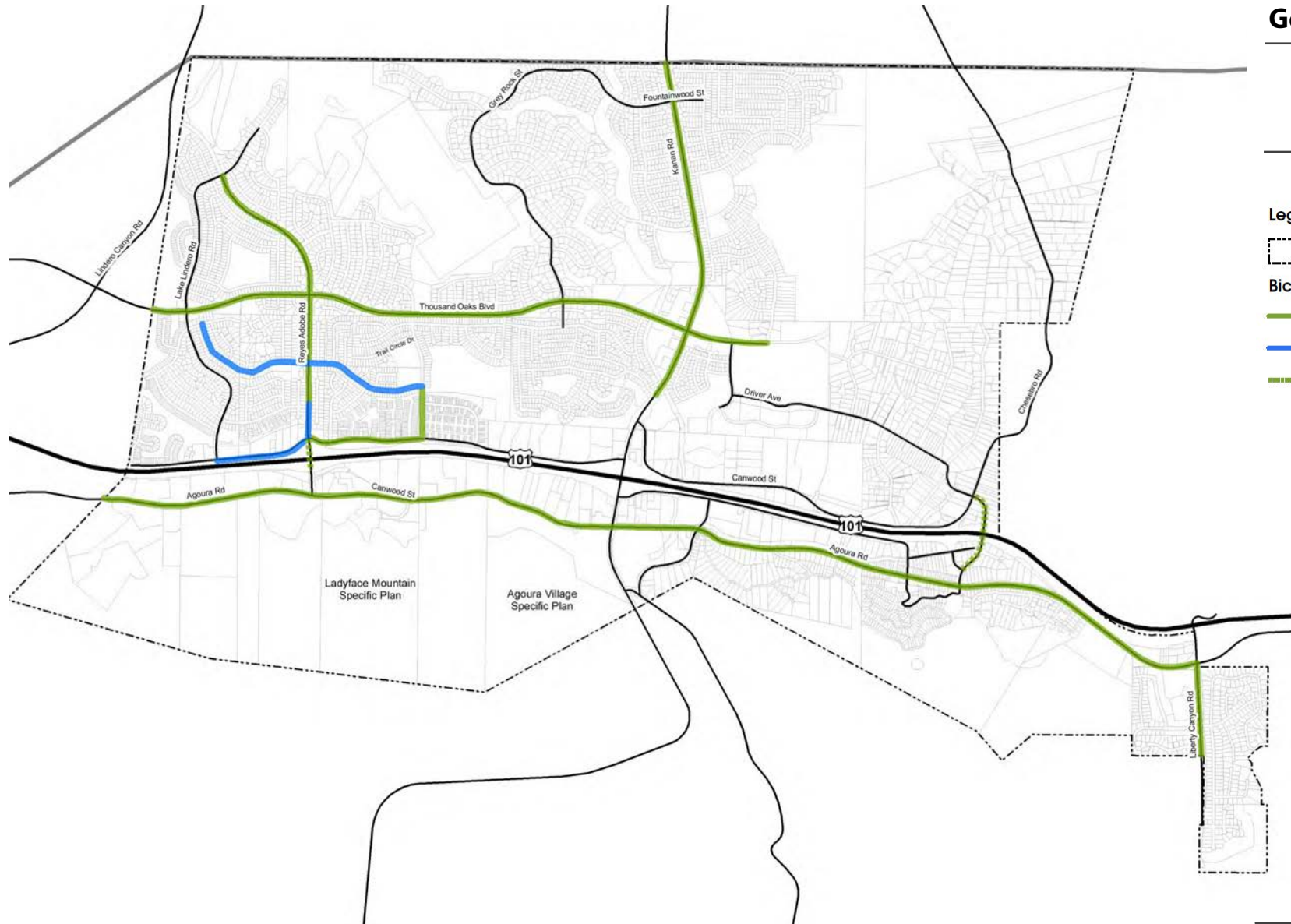
Source: City of Agoura Hills, July 14, 2009.
Agoura Hills Citywide Trails and Pathways Master Plan, 2008.
NPS TMP Conceptual Trail Policy Alternatives, 2009.



Figure IV.L-2

CITY of AGOURA HILLS General Plan Update

Bikeways



Legend

City Limits

Bicycle Routes

Existing Class II Facility

Existing Class III Facility

Proposed Class II Facility



Source: City of Agoura Hills, January 2007.
Date revised: September 2009.

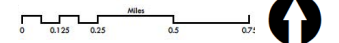


Figure IV.L-3

- **Kanan Road**—A Class II facility between Hillrise Drive to Thousand Oaks Boulevard.
- **Reyes Adobe Road**—A Class II facility between Lake Lindero Drive to Thousand Oaks Boulevard.
- **Forest Cove Lane**—A Class II facility from Canwood Street to Rainbow Crest Drive.
- **Thousand Oaks Boulevard**—A Class II facility that spans between Kanan Road and Argos Street.
- **Agoura Road**—A Class II facility spanning the entire width of the City between the western and eastern City limits.
- **Rainbow Crest Drive**—A Class III facility that crosses Reyes Adobe Road and provides access between Forest Cove Lane and Mainmast Drive.
- **Canwood Street**—A Class III facility Lake Lindero Drive to Reyes Adobe Road.

Planned additions to the City’s system of bicycle routes include:

- **Reyes Adobe Road**—Extension of a Class II facility south of Thousand Oaks Boulevard to to Agoura Road, and from Lake Lindero Drive to the northern.
- **Thousand Oaks Boulevard**—Addition of a Class IV facility from the western City limits to Kanan Road.
- **Kanan Road**—Addition of a Class II facility from southern City limits to Hillrise Drive, then Class IV to northern City limits.
- **Cornell Road**—Addition of a Class II facility along entire length.
- **Driver Avenue**—Addition of a Class III facility from Easterly Drive to Palo Comado Canyon Road.
- **Liberty Canyon Road**—Addition of a Class II facility along entire length.
- **Roadside Drive**— Addition of a Class III facility along entire length.
- **Lake Lindero Drive**—Addition of a Class II facility along entire length.
- **Chesebro Road**—Addition of Class II facility along entire length.
- **Colodny Drive**— Addition of a Class II from Old Agoura Park to Fairview Place.
- **Canwood Street**—Addition of a Class III facility from the westerly City limits to Lake Lindero Drive and from Reyes Adobe Road to Chesebro Road.
- **Forest Cove Lane**—Addition of a Class II facility from Rainbow Crest Drive to Thousand Oaks Boulevard.

5) Housing Element Housing Opportunity Sites

Site A

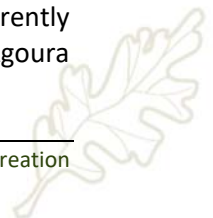
Site A includes one parcel on the southeast corner of Kanan Road and Agoura Road that is currently vacant. The nearest park facility to Site A is Chumash Park, located less than 1.5 miles north of the site. Additionally, the site has direct access to Class II bicycle routes on both Agoura Road and Kanan Road.

Site B

Site B includes three parcels, located at the southwest corner of Kanan Road and Agoura Road, that are currently vacant. The nearest park facility to Site B is Chumash Park, located less than 1.5 miles north of the site. Additionally, the site has direct access to Class II bicycle routes on both Agoura Road and Kanan Road.

Site C

Site C is located at 28902 Agoura Road, and includes two parcels along Agoura Road that are currently vacant. The nearest park facilities are Chumash Park, located 1.6 miles north of the site, and Old Agoura



Park, located 1.6 miles northeast of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site D

Site D includes one parcel along Canwood Street, just west of Kanan Road, that is currently vacant. The nearest park facility to Site D is Chumash Park, located less than 1.1 miles northeast of the site.

Site E

Site E, located on the north side of Agoura Road, east of Kanan Road, includes one parcel that is currently vacant. The nearest park facility to Site E is Chumash Park, located less than 1.3 miles northeast of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site F

Site F includes three parcels on the southwest corner of Driver Avenue and Colodny Drive that are currently vacant. The nearest park facility to Site F is Old Agoura Park, located less than 0.1 mile east of the site.

Site G

Site G is the Regency Theater Center site, located at 29045 Agoura Road, that includes one parcel. The nearest park facility to Site G is Chumash Park, located less than 1.6 miles north of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site H

Site H includes ten parcels along Agoura Road, just east of Chesebro Road, that are currently vacant. The nearest park facility to Site H is Old Agoura Park, located less than 0.6 mile north of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site I

Site I includes two parcels along Agoura Road, east of Cornell Road, that are currently vacant. The nearest park facility to Site I is Chumash Park, located less than 1.1 miles north of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site J

Site J is located at 29112 and 29130 Roadside Drive, and includes two parcels that are currently developed with a commercial use. The nearest park facility to Site J is Chumash Park, located less than 1.2 miles northeast of the site.

Site K

Site K is located at 28912 Agoura Road, and includes two parcels that are currently developed with a commercial use. The nearest park facility to Site J is Chumash Park, located less than 1.2 miles northeast of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.



Site L

Site L is located at 28263 Dorothy Drive and adjacent to the Ventura Freeway, and is comprised of six parcels. The nearest park facility to Site L is Old Agoura Park, located less than 0.8 mile north of the site.

Site M

Site M includes one parcel located along Agoura Road, east of Ladyface Court that is currently vacant. The nearest park facility to Site M is Reyes Adobe Park, located less than 1.0 mile northwest of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site N

Site N, located at 29360 Roadside Drive, and is comprised of one parcel that is currently developed with a commercial use. The nearest park facility to Site N is Chumash Park, located less than 1.7 miles northeast of the site.

Site O

Site O is located at 5675 Kanan Road, and is comprised of six parcels that are currently developed with a shopping center. The nearest park facilities are Chumash Park, located 0.6 mile south of the site, and Sumac Park, located 0.6 mile north of the site. Additionally, the site has direct access to Class II bicycle routes on Kanan Road.

Site P

Site P is located at 5801 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. The nearest park facility to Site P is Sumac Park, located less than 0.4 mile north of the site. Additionally, the site has direct access to Class II bicycle routes on Kanan Road.

Site Q

Site Q is located at 5835 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center. The nearest park facility to Site Q is Sumac Park, located less than 0.3 mile north of the site. Additionally, the site has direct access to Class II bicycle routes on Kanan Road.

Site R

Site R is located along Roadside Drive, west of Lewis Road, and is comprised of three parcels that are currently vacant. The nearest park facility to Site R is Old Agoura Park, located less than 1.1 miles northeast of the site.

Site S

Site S is located along Agoura Road, east of Cornell Drive, and is comprised of three parcels that are currently vacant. The nearest park facility to Site S is Old Agoura Park, located less than 1.5 miles northeast of the site. Additionally, the site has direct access to Class II bicycle routes on Agoura Road.

Site T

Site T is located along Roadside Drive, east of Roadside Road, and is comprised of one parcel currently developed with a retail/office building. The nearest park facilities are Chumash Park, located 1.7 miles northeast of the site.



B. Regulatory Framework

1) *Federal*

There are no federal regulations applicable to parkland or recreational facilities.

2) *State*

a) *Quimby Act*

The Quimby Act was established by the California legislature in 1965 to provide parks for the growing communities in California. The Act authorizes cities to adopt ordinances addressing parkland and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements. The Act requires the provision of 3 acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit, in which case the City may adopt a higher standard not to exceed five acres per 1,000 residents. The Act also specifies acceptable uses and expenditures of such funds.

b) *State Public Park Preservation Act*

The primary instrument for protecting and preserving parkland is the State Public Park Preservation Act. Under the Public Resource Code, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

c) *State Street and Highway Code*

The State Street and Highway Code assists in providing equestrian and hiking trails within the right-of-way of county roads, streets, and highways.

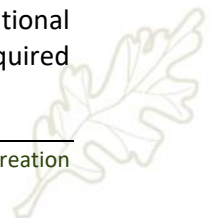
3) *Local*

a) *Agoura Hills Citywide Trails and Pathways Master Plan*

The Citywide Trails and Pathways Master Plan adopted in 2008 provides a schematic network of pedestrian, equestrian and mountain biking trails in the City. The Plan is a guide for future Citywide trails, and contains standards for trail development.

b) *Agoura Hills Municipal Code*

Article X, Chapter 8 (Parkland Dedication and Fees) of the Agoura Hills Municipal Code pursuant to Section 66477 of the Subdivision Map Act requires subdividers to dedicate land to the City, pay a fee to City in lieu thereof, or a combination of both for park or recreation purposes. Chapter 8 does not apply to commercial or industrial subdivisions, or any condominium project that consists of the subdivision of airspace in an existing apartment building that is more than five years old when no new dwelling units are added. Section 10802 of Chapter 8 includes a formula which determines the amount of land to be dedicated by a project and is based on the number of dwelling units, and the type of residential development proposed. In the event that land would not be dedicated, Section 10803 of Chapter 8 requires that fees in lieu of land dedications would be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the subdivisions for which the fees are paid. Only the payment of fees shall be required



in subdivisions containing 50 parcels or less. Any future residential land subdivision or lot mergers permitted under the General Plan Update would be subject to Chapter 8 of the Agoura Hills Municipal Code. However, the majority of the proposed housing opportunity sites are expected to be developed with apartment units on a single parcel and would likely not be subject to Chapter 8 of the Agoura Hills Municipal Code.

*c) **Agoura Hills General Plan***

The current General Plan contains the following goals and policies related to recreation, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to recreation, nor changes to those existing.

Goal M-8 **Bikeways.** Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.

Policy M-8.1 **Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community.

Policy M-8.2 **Continuous Bikeway Connectivity.** Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region.

Policy M-8.3 **Recreational Biking.** Encourage recreational biking and promote the community's mountain biking trail system to residents and visitors.

Policy M-8.4 **Bicycling Safety.** Establish a Bicycle Safety Program that aims to educate the public about the safe use of bicycles on the City's bikeways.

Policy M-8.5 **Bikeway Design.** Develop guidelines and standards for the design of bikeways.

Policy M-8.6 **Bicycle Facility Design.** Develop guidelines and standards for the design of bicycle facilities, including bicycle racks.

Policy M-8.7 **Bicycle Parking.** Developments shall provide for bicycle parking facilities.

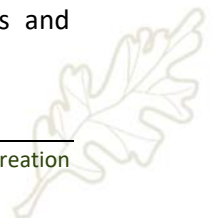
Goal CS-1 **Park and Recreation Facilities.** Balanced and comprehensive recreation facilities for the Agoura Hills community.

Policy CS-1.1 **Service Level Goals.** Develop and maintain parks and recreational areas in accordance with the goals in Table CS-1.

Policy CS-1.2 **Cooperation with External Agencies.** Work with agencies outside of the City that control park lands, including the counties of Ventura and Los Angeles, National Park Service, and Santa Monica Mountains Conservancy, to ensure maximum benefits to local residents.

Policy CS-1.3 **Bicycle and Pedestrian Connections.** Connect recreational facilities with walking paths, trails, bikeways, and equestrian trails.

Policy CS-1.4 **Bicycle Racks.** Require the installation of bicycle racks at parks and community centers.



Policy CS-1.5 Complementary Activities. Ensure that the location and design of all parks, recreation, and community centers are compatible with existing adjoining uses.

Policy CS-1.6 Location of Facilities. Distribute parks and facilities so that they are well dispersed throughout the community, and include recreation opportunities for all residents.

Policy CS-1.7 Accessible Facilities. When renovating and creating new recreational facilities, ensure accessible standards as specified in state and federal laws, such as the Americans with Disabilities Act (ADA).

Policy CS-1.8 Facilities in Residential Development. Encourage the provision of recreation facilities within new residential developments, as appropriate.

Policy CS-1.9 Maintenance. Provide a high-quality maintenance program with regular inspections of facilities.

Goal CS-2

Park and Recreation Programs. Recreational programs and services that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and community relationships.

Policy CS-2.1 Variety of Services. Provide a wide range of recreation opportunities designed to enrich the lives of all residents, including passive, active, individual, and organized recreational services, including reasonable accommodations for special needs individuals and groups.

Policy CS-2.2 Programs for Residents. Provide community services and programs that meet social, recreational, and health needs of the population, including seniors and youth.

Policy CS-2.3 Monitor Recreation Programs. Monitor and update existing recreation programs and services to ensure that programs keep pace with community needs.

Policy CS-2.4 Quality of Life. Promote healthy lifestyles and activities for the entire family as important considerations for recreational programs and amenities.

Policy CS-2.5 Community Special Events. Encourage community-wide special events that promote the City's history, family activities, cultural events, and educational outreach.

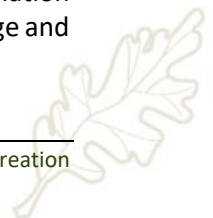
Goal CS-3

Coordination of Park and Recreation Facilities. Park facilities and programs that are coordinated between Agoura Hills and the Las Virgenes Unified School District (LVUSD), surrounding jurisdictions, the private sector, and regional resources.

Policy CS-3.1 Use Agreements with Other Agencies. Continue to develop joint use and cooperative agreements with the Las Virgenes Unified School District and other agencies to provide recreational facilities and programs and services for residents and children.



- Policy CS-3.2 Work with Surrounding Communities.** Coordinate with surrounding local businesses and communities, including Westlake Village, Thousand Oaks, Oak Park, Calabasas, and Hidden Hills to provide opportunities for intercommunity participation in city programs and facilities.
- Policy CS-3.3 Volunteers.** Continue opportunities for citizen volunteers to participate in enhancing City programs.
- Goal CS-4 Funding for Park and Recreation Facilities.** A comprehensive park and recreation system that is well funded.
- Policy CS-4.1 Funding Mechanisms.** Implement financing mechanisms, such as Quimby Fees, user or service fees, or in-lieu fees, to acquire, obtain improvements to, and maintain park facilities.
- Policy CS-4.2 Service Agreements.** Continue to pursue agreements with local community services, sports organizations, and clubs to provide shared use and maintenance services at City recreational facilities.
- Goal CS-5 Trail and Path Network.** A comprehensive trail and pathway system that makes pedestrian and equestrian travel healthy, feasible, safe, and enjoyable modes of transportation and forms of recreation in Agoura Hills.
- Policy CS-5.1 Regional Trail Linkages.** Link the local trail and pathway system to existing and proposed regional trails.
- Policy CS-5.2 Local Trail Linkages.** Create a pedestrian pathway system between neighborhoods and to local parks, businesses, schools, and open space, routing users off major roadways wherever possible.
- Policy CS-5.3 Coordinated Trail Planning.** Coordinate the City's trail system planning, implementation, and management efforts with those of regional jurisdictions and other public agencies.
- Policy CS-5.4 Coordination with Agencies.** Partner with neighborhood groups, private individuals, and local businesses to acquire various trail amenities.
- Policy CS-5.5 Sustainable Trails.** Locate trails and pathways in a manner that does not cause environmental degradation, and protects environmentally sensitive areas.
- Policy CS-5.6 Trail System.** Implement the Citywide Trails and Pathway Master Plan, and complete the City's Trail System as shown on Figure CS-3 (Trail System).
- Policy CS-5.7 Funding Trail Development.** Pursue creative methods of trail easement acquisition, such as encouraging the donation of trail easements, working with property owners, and applying for grants and alternative funding sources.
- Policy CS-5.8 Community Outreach.** Develop a trail promotion program that provides information on trail locations, connections, uses, and rules. Information can include a trail user's guide and maps posted on the City's webpage and



at trailheads and activity centers, such as the City's community centers and parks.

Policy CS-5.9 Connecting to Trail System. Require that new development provide connections to adjacent trail systems, as applicable.

Policy CS-5.10 Trail Maintenance. Pursue an ongoing trail and pathway maintenance program, including volunteer opportunities.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts to park and recreational facilities. Specifically, the Guidelines state that the proposed project may have an adverse significant park and recreational facilities impact if it would:

- a) 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; or
- b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

B. Project Impacts and Mitigation Measures

Impact L-1: 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?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not 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. The General Plan 2010 and Implementation Program contained policies and implementation measures designed to address potential impacts associated with physical deterioration of park and recreational facilities due to population growth. The implementation of the goals and policies in the General Plan 2010, as well as Municipal Code requirement for the dedication of land or payment of an in-lieu fee for all applicable future residential land subdivisions, ensured that increased demand and use resulting from an increase in Citywide population would not significantly accelerate the deterioration of existing park and recreational facilities. Therefore, future development accommodated by the General Plan 2010, any land use changes proposed under the General Plan 2010, and any new or updated policies of the General Plan 2010 were found by the General Plan EIR 2010 to create a less than significant impact.

GPU Impact

Housing Sites Development

The General Plan (Policy CS-1.1 [Service Level Goals]) recommends a standard of eight acres of park and open space land per 1,000 residents. This standard is further broken down into three acres of local park and recreation space per 1,000 persons and five acres of open space per 1,000. Based on the DOF 2021



population estimate of 20,457 residents for the City, and the City's current park inventory of 73.5 acres, the City currently maintains 3.59 acres of park and open space per 1,000 persons.

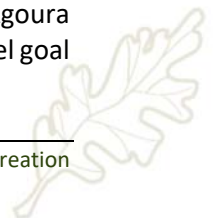
Agoura Hills contains approximately 2,000 acres of undeveloped land, including large acreages of unspoiled hillsides. However, the vast majority of this land is restricted open space, subject to a variety of environmental and infrastructure constraints that preclude housing development, including steep slopes, significant ecological areas (SEAs), and lack of sewer capacity. As a maturing community, remaining sites for residential infill in Agoura Hills are limited.

As part of the GPU, the Land Use & Community Form section of the Community Conservation & Development Element would be updated to reflect new opportunity sites for the development of housing, as identified in the Housing Element. The update would revise the City's Land Use Map, including re-zoning of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use would be designated. These sites are currently designated for development under the current General Plan; therefore, some form of development could happen regardless of the project.

There are approximately 73.5 acres of parkland and open space in the City, as shown in **Table IV.L-1, Recreational Facilities in the City of Agoura Hills**. Buildout of the General Plan Update could result in a maximum direct population increase of approximately 3,867 residents to 6,480 residents over the DOF 2021 population estimate of 20,457, for a total population of 24,324 residents to 26,937 residents by 2035. (Refer to Section IV.J. Population and Housing for further information. The lower number reflects the lower unit potential in Table III-4 of Section III. Project Description, and the higher number the higher unit potential). Based on this increase in residents, approximately 1.83 to 1.75 acres of parkland would be provided for every 1,000 residents, resulting in a shortfall of approximately 1.25 acre of parkland per 1,000 residents if the population were to reach 26,937 residents, and 1.17 if the population were to reach 24,324. Similarly, a population of 26,937 residents would result in an open space ratio of 0.97 acres per 1,000 residents, and a population of 24,324 would result in an open space ratio of 1.08 acres per residents, a shortfall of 4.03 and 3.92 acres, respectively.

However, it should be noted that the 47.2 acres of parkland is calculated based on parks currently owned and operated by the City of Agoura Hills, and the 26.3 acres of open space in the City. In addition to this total 73.5 park/open space acres owned and operated by the City, as shown in **Table IV.L-1, Recreational Facilities in the City of Agoura Hills**, there is existing approximately 4,107 acres of parkland/active recreation space surrounding the City of Agoura Hills, which is owned and operated by the State of California. These parkland/active recreation space areas are easily accessible and available to the residents of the City. When this additional acreage is counted toward the parkland acreage available to City residents, the provision of parkland/open space is increased to approximately 169.9 to 153.5 acres per 1,000 residents. This would exceed the established standard of five acres per 1,000 residents. This large overage of open space may also help to make up for the small (0.3 acre) shortfall identified in parkland provision by providing open space areas for residents to hike, mountain bike, trail run, picnic, and walk their dogs. Park and open space acreage combined, the GPU would result in a ratio of 173.0 to 156.2 acres per 1,000 residents, which is consistent with the standard of eight acres per 1,000 residents.

Furthermore, the existing General Plan provides goals and associated policies to address potential impacts associated with physical deterioration of the park and recreational facilities due to population growth, which would remain in the General Plan Update. These include Goal CS-1 (Park and Recreation Facilities) through Goal CS-5 (Trail and Path Network) and their associated policies. Goal CS-1 (Park and Recreation Facilities) strives to achieve balanced and comprehensive recreation facilities for the Agoura Hills community. To accomplish this goal, Policy CS-1.1 (Service Level Goals) establishes a service level goal



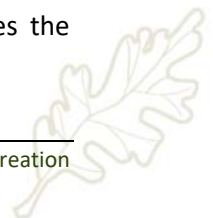
of 8 acres per 1,000 persons of all park and open space, of which three acres should be local park and recreational facilities while five acres should be open space. Policy CS-1.2 (Cooperation with External Agencies) requires that the City work with agencies outside of the City that control parklands, including Ventura and Los Angeles Counties, the National Park Service, and Santa Monica Mountains Conservancy, to ensure maximum benefits to local residents. Goal CS-2 (Recreation Programs) and its associated policies would require that the City provide recreational programs and services for residents to promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and community relationships. Goal CS-3 (Coordination of Park and Recreational Facilities) as well as Policy CS-3.1 (Use Agreements with Other Agencies) and Policy CS-3.2 (Work with Surrounding Communities) would ensure that park facilities and programs are coordinated among the City, Las Virgenes Unified School District, surrounding jurisdictions, the private sector, and regional resources. Coordination with other agencies and surrounding communities would help augment the park and recreation amenities of the City. Funding for the City's park and recreation facilities would be achieved through implementation of Goal CS-4 (Funding for Park and Recreation Facilities). Policy CS-4.1 (Funding Mechanism) would continue, or would establish, financing mechanisms, such as Quimby fees, user or service fees, or in-lieu fees, to acquire, obtain, improve, and maintain park facilities. Policy CS-4.2 (Service Agreements) encourages the shared use and maintenance services at City recreation facilities through service agreements.

Also, as described above, the availability of park and recreational opportunities in close proximity to the City within the SMMNRA serves to augment the available facilities in the City. Through implementation of Goal CS-5 (Trail and Path Network), these nearby park and recreation areas would be more accessible due to the improved trails system in the City. As such, the GPU would ensure that Agoura Hills residents are well served by park and recreational opportunities easily accessible from the City.

In order to achieve the above mentioned goals and policies of the General Plan, the current General Plan Implementation Program would ensure that development and other programmatic actions by the City support and implement the intended actions. This involves monitoring, review, maintenance, and implementation in a systematic and consistent manner. Specifically, Community Services Implementation Program Measures CS-1 and CS-2 would require that the City's Community Services Department and Planning and Community Development Department, as an ongoing action, strive to meet the goals for local park and recreation space through the creation of additional facilities, and an update of the Parks Master Plan shall be prepared. These actions would ensure that implementation of the GPU would not deteriorate conditions, but would rather improve conditions in the City.

Per Chapter 8 (Parkland Dedication and Fees) of the Agoura Hills Municipal Code, the City requires that all private developers proposing residential subdivision projects within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and are to be used only for the purpose of developing new, or rehabilitating existing, recreational facilities to serve the development for which the fees are paid.

Aside from park and recreational areas, the General Plan Update would likely increase the use of recreational trails and bikeways throughout the City, considering potential development of the housing opportunity sites. Goal CS-5 (Trail and Path Network) and its associated policies would provide a comprehensive trail and pathway system that would link the local trail and pathway system to regional trail systems and provide linkages between neighborhoods, local parks, business, schools, and open space. Goal CS-5 would support the Citywide Trails and Pathways Master Plan adopted in 2008, which serves as a guide to future trail planning, design and construction **Figure IV.L-2, Trail Network**, identifies the



proposed and existing all-purpose trails and equestrian trails located throughout the City as identified in the Master Plan. Existing and proposed trails provide connections to open space areas.

In addition to these trails, designated bikeways are available in the City. Goal M-8 and its associated policies would ensure that the City continues to meet the demand for bikeway facilities by ensuring adequate facilities are provided. In particular, Measure M-10 of the Mobility Implementation Program of the General Plan requires the City to prepare a Bikeways Master Plan to create a comprehensive bikeway system in the City, including identifying possible additions to existing facilities. This Bikeways Master Plan preparation is currently underway.

Other Updates to General Plan Elements

In addition to text updates and the updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Community Safety Element include policies to help reduce the City's risks from wildland and urban fire hazards, flood and other hazards, and climate change. Such policies would not have the potential to impact existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur. Updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to impact existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur. No additional goals and policies for parks and recreation facilities are proposed as part of the GPU in addition to those currently within the General Plan, and proposed to remain. Updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not the potential to impact existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the implementation of the GPU, as well as the Municipal Code requirement for the dedication of land or payment of an in-lieu fee for future residential subdivisions would ensure that increased demand and use resulting from an increase in Citywide population from housing opportunity site development would not significantly accelerate the deterioration of existing park and recreational facilities and impacts would be less than significant.

Additionally, any trail or bikeway facility proposed for development, or any park or recreation area proposed for establishment at a later date, would require separate environmental review under CEQA as that particular project is designed and proposed, aside from this EIR.

Mitigation Measures:

None required.



Impact L-2: Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not cause adverse physical impacts associated with the provision of recreational facilities being built as a result of population increase resulting in additional demand for park and recreational areas, and possibly creating the need for the construction or expansion of such areas. New development of park and recreational areas were planned in the future to meet General Plan 2010 park and recreation standards. Such projects were subject to the City's environmental review process, which includes project-specific environmental review under CEQA separate from the General Plan EIR 2010. As the General Plan 2010 was a planning document and not a specific development proposal for park and recreational areas development, impacts were less than significant.

GPU Impact

Housing Sites Development

The Land Use & Community Form section of the Community Conservation & Development Element of the General Plan Update would be revised to reflect new opportunity sites identified in the Housing Element. The update would revise the City's Land Use Map, including re-zoning of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use would be designated. These sites are currently designated for some type of development under the current General Plan; therefore, development of these sites could happen regardless of the project.

Implementation of the General Plan Update does not include goals or policies, nor specific development plans for the construction of recreational facilities within the City. Buildout of the proposed General Plan Update would result in a maximum, direct population increase of approximately 3,867 residents to 6,480 residents, through the creation of new housing opportunities in the City allowed for under the General Plan Update. This population increase could result in additional demand for recreational opportunities, and possibly create the need for the construction or expansion of such facilities. However, no such specific recreational development projects have been proposed as part of the General Plan Update, and so no such recreational facilities would have an adverse physical effect on the environment. Housing projects on the opportunity sites would be required to provide group recreational space on-site to serve the project residents only. Such recreational facilities might include picnic and BBQ areas, ball courts, or pools/spas. The facilities would be limited in size and constructed on the subject housing development sites, and so would not be expected to cause any adverse physical effects on the environment of the City.

The current General Plan strives to alleviate park and recreational deficits through implementation of goals and policies identified primarily within the Infrastructure and Community Services Element. These goals and policies would remain. The availability of recreational opportunities in close proximity to the City, which would be made more accessible as trails and bike facilities in the City are created and improved under current goals and policies, also serves to augment the available facilities and ensure that Agoura Hills residents are well served by recreational opportunities easily accessible from the City.



Other Updates to General Plan Elements

In addition to text updates and the updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Community Safety Element would serve to reduce the City's risks from wildland and urban fire hazards, flood and other hazards, and climate change, and would not have the potential to adversely physically effect the environment through the construction or expansion of recreational facilities. Updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to adversely physically effect the environment through the construction or expansion of recreational facilities. No specific goals or policies are proposed to this Element that would increase recreational facilities. Updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to adversely physically effect the environment through the construction or expansion of recreational facilities.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, the implementation of the GPU, as well as the Municipal Code requirement for the dedication of land or payment of an in-lieu fee for future residential subdivisions would ensure that increased demand and use resulting from an increase in Citywide population from housing opportunity site development would not create a significant impact in regards to the development of new recreational facilities. It is possible that new development of recreational areas may be planned in the future. Such projects would be subject to the City's environmental review process, which includes project-specific environmental review under CEQA separate from this EIR. Based on the above, similar to the General Plan EIR 2010 findings, the GPU is a planning document and not a specific development proposal for park and recreational areas development, therefore, it would result in impacts that are less than significant.

As described previously, the current General Plan calls for the creation of recreational trails and a comprehensive bikeway system in the City. The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, as specific recreational development projects are proposed in the future, site- and project-specific technical reports would be prepared and separate environmental reviews would occur in regards to implementation of such facilities. Bikeways would be provided within existing developed City rights-of-way. Policy CS-5.5 (Sustainable Trails) of the General Plan calls for locating trails and pathways in a manner that does not cause environmental degradation and protects environmentally sensitive areas.

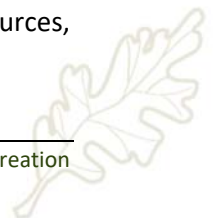
Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on park and recreational areas. Therefore, the General Plan 2010 would not contribute to adverse impacts to these resources,



impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

The geographic context for the analysis of cumulative impacts associated with parks and recreational facilities is the Las Virgenes Sub-Region as defined by Southern California Association of Governments (SCAG), including all cumulative growth therein, as represented by full implementation of the General Plan Update.

Development under the General Plan Update and proposed future related projects within the Las Virgenes Sub-Region could have a significant adverse affect on existing parks and recreational facilities in the City due to increased use. Employees generated by future commercial projects would be expected to have limited use of public parks and recreational facilities during regular office hours and would be more likely to utilize parks and recreational facilities near their places of residence. However, the increase in residential population from the project and related projects would increase the demand for parks and recreation facilities and further impact the shortage of park/recreational space in the area. However, the City requires that future private developers proposing specific types of residential projects within the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. The current land dedication fee requirement equals the required acreage of local park space multiplied by the fair market value of the land, as determined by the last tax bill. These fees are collected by the City in association with the development application approval process and shall be used only for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the development for which the fees were paid. The dedication of land or the payment of in-lieu fees, in combination with policies contained in the General Plan Update, would reduce impacts related to deterioration of existing parks and recreation facilities. Thus, adverse physical impacts related to the expansion and construction of parks and recreational facilities would not be cumulatively considerable. Additionally, Policy CS-3.1 (Use Agreements with Other Agencies) and Policy CS-3.2 (Work with Surrounding Communities) would establish use agreements and encourage coordination with the Las Virgenes Unified School District, other agencies that provide recreational facilities and programs, and the surrounding communities, which include Westlake Village, Thousand Oaks, Oak Park, Calabasas, and Hidden Hills. Furthermore, housing projects on the opportunity sites would be required to provide group recreational space on-site to serve the project residents only. Such recreational facilities might include picnic and BBQ areas, ball courts, or pools/spas. Therefore, cumulative impacts of the General Plan Update would be less than significant.

Other Updates to General Plan Elements

Adoption of the Housing Element 2021-2029 Update and associated Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Element updates would not create conflicts with parks and recreational facilities.

In addition to text updates and the updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element would include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related



to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact parks and recreational facilities. There would be no cumulative impact from adoption of the updates to General Plan Elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts related to parks and recreational facilities.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, all impacts would be less-than significant. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

M. TRANSPORTATION

1. INTRODUCTION

This section of the EIR analyzes the project's effects related to transportation. This section provides an assessment of existing conditions in the City of Agoura Hills, including a description of the street and highway system, traffic volumes on these facilities, and operating conditions on selected roadways. The analysis is based on *Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment (VMT Analysis)* prepared by Kimley-Horn and Associates, Inc., December 2021. A copy of this report is provided in Appendix G of this EIR.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 found that implementation of the General Plan 2010 included goals and policies that encourage, promote, and to some extent, require the use and provision of alternative modes of transportation. In addition to promoting a balanced transportation system, the General Plan called for future provision of amenities, such as bicycle racks, additional bicycle lanes, and pedestrian connections to improve the quality of life of City residents. The General Plan EIR 2010 found that implementation of the General Plan 2010 goals and policies supported and expanded upon the Transportation Demand Management (TDM) Program outlined in the Agoura Hills Municipal Code. These goals and policies promoted the incorporation of TDM techniques that sought to reduce reliance on single-occupant vehicle trips and promote travel by alternative modes of transportation into future development. As such, the General Plan EIR 2010 found that implementation of the General Plan 2010 intended to promote and enhance the alternative modes of transportation within the City of Agoura Hills and did not conflict with adopted policies or plans, and would result in no impact.

The General Plan EIR 2010 found that implementation of the General Plan 2010 could result in the potential intensification of existing uses that could result in increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. However, implementation of the General Plan 2010 and compliance with existing regulations would ensure impacts would be less than significant.

The General Plan EIR 2010 found that implementation of the General Plan 2010 would increase the amount of traffic on Congestion Management Plan (CMP) highways. However, it would not exceed, either individually or cumulatively, a level of service standard established by the County CMP Agency for designated roadways and/or highways. However, the General Plan EIR 2010 found that implementation of the General Plan 2010 would result in an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system with respect to the number of vehicle trips or congestion along roadways and is therefore potentially significant.

The General Plan EIR 2010 found that implementation of the General Plan 2010 intends to promote and enhance the alternative modes of transportation within the City of Agoura Hills and would not conflict with adopted policies or plans. However, implementation of the General Plan 2010 could result in the potential intensification of existing uses that could result in increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Implementation of the General Plan 2010 policies and compliance with existing regulations were found to ensure that this impact remains less than significant. Buildout in accordance with the General Plan 2010 was determined to not result in

changes to the City's circulation network, nor would it increase hazards or impact emergency access due to design features.

The General Plan EIR 2010 found that implementation of the General Plan 2010 would have the potential to result in an impact that would cause inadequate emergency access. However, implementation of the General Plan 2010 and compliance with existing regulations would ensure impacts would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

The City of Agoura Hills is located in western Los Angeles County near the southeastern edge of Ventura County. Generally, Agoura Hills is bordered by Westlake Village to the west, Thousand Oaks to the northwest, Oak Park (Ventura County) to the north, Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south.

Regional access to the City is provided by U.S. Highway 101 (US-101), which runs east/west through the City of Agoura Hills. Local access within the City is provided primarily by Kanan Road and Reyes Adobe Road in the north/south direction, and Agoura Road and Thousand Oaks Boulevard in the east/west direction.

1) Existing Street System

Primary regional access to the City is provided by US Highway 101 (US-101), which runs in an east/west direction generally through the southern portion of the City. US-101 provides access to Agoura Hills from Thousand Oaks and points north and west, as well as the San Fernando Valley and points south and east. Four primary interchanges provide access to the City: Reyes Adobe Road Interchange, Kanan Road Interchange, Liberty Canyon Road Interchange, and Chesebro/Palo Comado Canyon Interchange.

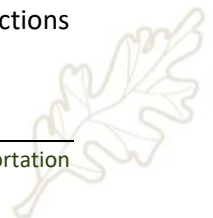
Four through lanes are provided in each direction on the freeway, plus one auxiliary lane in each direction between the freeway interchanges.

Secondary regional access is provided by Kanan Road, which runs in a north/south direction, providing access to Malibu to the south and Oak Park to the north; Thousand Oaks Boulevard, which runs in an east/west direction providing access to Westlake Village and Thousand Oaks to the west; and Agoura Road, which runs in an east/west direction providing access to Westlake Village to the west and Calabasas to the east.

a) Roadway Classification

The General Plan 2010 defines the four roadway types available in the City:

- **Primary Arterials**—Streets and highways that are designed to move relatively high volumes of traffic between the freeway and local circulation system. Intersections along major arterials are at-grade and typically signalized. Access from private property and collector streets is limited, as is on-street parking.
- **Secondary Arterials**—Streets that are similar to primary arterials, but serving a more localized function. Secondary arterials generally have less access and parking restrictions and a narrower right-of-way than primary arterials.



- **Collector Streets**—Streets that are designed to distribute traffic from higher classified arterial streets to local access streets and adjacent properties.
- **Local Streets**—Streets that are designed to be low-volume and low-speed streets that provide access to individual properties. Residential streets are generally not intended to handle through traffic.

b) Street System

Based on these classifications, below is a description of the existing, primary streets that serve the City of Agoura Hills:

- **Kanan Road**—Kanan Road is a north/south primary arterial. Generally, Kanan Road has two travel lanes in each direction divided by a raised median between the northerly city limit and just south of Thousand Oaks Boulevard. As Kanan Road approaches US-101, there are three lanes in the southbound direction beginning at Canwood Street. Between the US-101 overpass and Agoura Road, Kanan Road has two through travel lanes in each direction. South of Agoura Road to the southerly city limit, Kanan Road is one lane in each direction. Limited access is provided to developments along this corridor and parking is prohibited. The posted speed limit is 45 miles per hour (mph) south of Agoura Road, 35 mph between Agoura Road and Canwood Street, 40 mph between Canwood Street and Laro Drive, and 45 mph north of Laro Drive. Bicycle lanes are provided on both sides of Kanan Road between the northern city limit and Hillrise Drive.
- **Agoura Road**—Agoura Road is an east/west secondary arterial. Generally, Agoura Road has one travel lane in each direction between the easterly city limits to just west of Kanan Road. From just west of Kanan Road to the westerly City limit, Agoura Road has two travel lanes in each direction. Most of the segment east of Cornell Road is semi-rural in nature with no curb, gutter, sidewalk, or streetlights. Parking is permitted along Agoura Road from Kanan Road to Cornell Road and in the Old Agoura commercial area. The posted speed limit is 45 mph. Bicycle lanes are provided on both sides of Agoura Road between the western City limit and Liberty Canyon Road.
- **Thousand Oaks Boulevard**—Thousand Oaks Boulevard is an east/west primary arterial. Two travel lanes are provided in each direction between the westerly City limits and just east of Kanan Road. There is limited access to development along this corridor and parking is prohibited west of Kanan Road. The posted speed is 45 mph. Bicycle lanes are provided on both sides of Thousand Oaks Boulevard between the western City limit and Kanan Road. East of Kanan Road, a bike lane is provided on one side of Thousand Oaks Boulevard.
- **Reyes Adobe Road**—Reyes Adobe Road is a north/south secondary arterial. Two travel lanes are provided in each direction between Canwood Street and Lake Lindero Road. South of Canwood Street, there is one lane in each direction over the US-101 overcrossing and two lanes in each direction south of US-101. There are no driveways along Reyes Adobe Road north of US-101 and access is limited to cross streets. Street parking is prohibited along Reyes Adobe Road. The posted speed limit is 40 mph. Bicycle lanes are provided on both sides of Reyes Adobe Road between Canwood Street and Lake Lindero Road.



- **Canwood Street**—Canwood Street is an east/west secondary arterial east of Reyes Adobe Road. Between Lake Lindero Road and Chesebro Road there is one travel lane in each direction. Access to development along Canwood Street is provided. On-street parking is allowed west of Reyes Adobe Road but is prohibited between Reyes Adobe Road and Chesebro Road. The posted speed limit is 35 mph except between Reyes Adobe Road and Chesebro Road where it is 40 mph. Bicycle lanes are provided on both sides of Canwood Street between Lake Lindero Road and Forest Cove Lane. Due to the reconfiguration of the Kanan Road freeway interchange in 2005, Canwood Street was reconstructed and relocated 700 feet north on the east side where it intersects with Kanan Road.
- **Driver Avenue**—Driver Avenue is an east/west collector street with one travel lane in each direction between Argos Street and Chesebro Road. There is local access to the adjacent neighborhoods and on-street parking is allowed. The posted speed limit is 30 mph.
- **Palo Comado Canyon Road**—Palo Comado Canyon Road is a north/south secondary arterial connecting the Driver Avenue/Chesebro Road intersection north of the US-101 Freeway to Chesebro Road south of the US-101 Freeway. One travel lane is provided in each direction between Driver Avenue and Chesebro Road. There is limited development along Palo Comado Canyon Road and on-street parking is prohibited. The posted speed limit is 35 mph.
- **Liberty Canyon Road**—Liberty Canyon Road is a north/south secondary arterial between the US-101 and Agoura Road, and a collector street south of Agoura Road to Park Vista Road. One travel lane is provided in each direction between Canwood Street and Park Vista Road. Bike lanes and street parking is permitted along both sides of the facility. The posted speed limit is 40 mph.
- **Chesebro Road**—Chesebro Road is an east/west collector street between Canwood Street and Palo Comado Canyon Road north of the US-101 freeway and a north/south collector street between Agoura Road and the US-101 freeway eastbound on-ramp. One travel lane is provided in each direction. Sidewalk and street parking is provided along some of the north side of the road between Canwood Street and Palo Comado Canyon Road. Sidewalks and street parking are provided along both sides of the road south of Dorothy Drive and along the south side of the facility between Palo Comado Canyon Road south of the US-101 freeway and Agoura Road. The posted speed limit is 35 miles per hour in some places, and 25 miles per hour in others, particularly for the segment that runs through Old Agoura.

2) *Existing Bikeways*

The City of Agoura Hills has a bikeways network. In addition to connecting resources throughout the City of Agoura Hills, the bikeways link with similar facilities in surrounding communities, including Westlake Village and Oak Park. The City's bikeway facilities are classified as follows:

- **Class I Bikeway (Bike Path)** provides a completely separate right-of-way and is designated for the exclusive use of bicycles and pedestrians with vehicle and pedestrian cross-flow minimized.



- **Class II Bikeway (Bike Lane)** provides a restricted right-of-way and is designated for the use of bicycles with a striped lane on a street or highway. Bicycle lanes are generally five feet wide. Vehicle parking and vehicle/pedestrian cross-flow are permitted.
- **Class III Bikeway (Bike Route)** provides for a right-of-way designated by signs or pavement markings for shared use with pedestrians or motor vehicles.

The following describes the existing facilities:

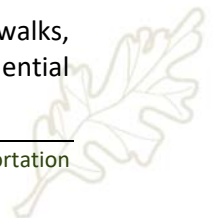
- Kanan Road—A Class II facility between Hillrise Drive to Thousand Oaks Boulevard.
- Reyes Adobe Road—A Class II facility between Lake Lindero Drive to Thousand Oaks Boulevard .
- Forest Cove Lane—A Class II facility from Canwood Street to Rainbow Crest Drive.
- Thousand Oaks Boulevard—A Class II facility that spans between Kanan Road and Argos Street.
- Agoura Road—A Class II facility spanning the entire width of the City between the western and eastern City limits.
- Rainbow Crest Drive—A Class III facility that crosses Reyes Adobe Road and provides access between Forest Cove Lane and Mainmast Drive.
- Canwood Street—A Class III facility from Lake Lindero Drive to Reyes Adobe Road.

Planned additions to the City's system of bikeways include:

- Reyes Adobe Road—Extension of a Class II facility south of Thousand Oaks Boulevard to Agoura Road, and from Lake Lindero Drive to the northern.
- Thousand Oaks Boulevard – Addition of a Class IV facility from the western City limits to Kanan Road.
- Kanan Road – Addition of a Class II facility from southern City limits to Hillrise Drive, then Class IV to northern City limits.
- Cornell Road – Addition of a Class II facility along entire length.
- Driver Avenue – Addition of a Class III facility from Easterly Drive to Palo Comado Canyon Road.
- Liberty Canyon Road – Addition of a Class II facility along entire length.
- Roadside Drive – Addition of a Class III facility along entire length.
- Lake Lindero Drive – Addition of a Class II facility along entire length.
- Chesebro Road – Addition of Class II facility along entire length.
- Colodny Drive – Addition of a Class II from Old Agoura Park to Fairview Place.
- Canwood Street – Addition of a Class III facility from the westerly City limits to Lake Lindero Drive and from Reyes Adobe Road to Chesebro Road.
- Forest Cove Lane – Addition of a Class II facility from Rainbow Crest Drive to Thousand Oaks Boulevard.

3) Existing Pedestrian Facilities

In addition to the bicycle routes, the City has various pedestrian facilities available, consisting of sidewalks, crosswalks, and a footbridge over the US-101. Sidewalks are generally available linking residential



communities to the arterial roadways. However, several sections of roadway do not currently have sidewalks available, including the following:

- Driver Avenue between Easterly Road and Chesebro Road
- Kanan Road, west side between Laro Drive and the northern City limits
- Most of Agoura Road between the western City limits and Kanan Road (except the north wide of Agoura Road at City limits)
- Agoura Road east of Kanan Road to the eastern City limits
- Reyes Adobe Road north of Rainbow Hill Road to Lake Lindero on the west side

Crosswalks exist at all signalized intersections. Pedestrian linkages between the north and south sides of the US-101 are available via sidewalks on the overpass bridges of Reyes Adobe Road, Kanan Road, and Palo Comado Canyon Road. A footbridge is also available joining Canwood Street and Roadside Drive just west of the Palo Comado Canyon/US-101 Interchange.

4) Existing Transit Service

The Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Los Angeles Department of Transportation (LADOT) provide existing regional public transit service to Agoura Hills. Metro service provides access between Thousand Oaks and Warner Center in the west San Fernando Valley; the LADOT Commuter Express provides service between Downtown Los Angeles and Thousand Oaks/Newbury Park. The following transit lines serve the City of Agoura Hills:

- **Metro Line 161**—Line 161 provides local service between Warner Center and Thousand Oaks. Within the City, this line generally runs along Agoura Road to Roadside Drive to Kanan Road to Thousand Oaks Boulevard. In the AM peak hour, the line operates with 15- to 50-minute headways depending on the direction of travel and 25- to 60-minute headways during the PM peak hour, depending on the direction of travel.
- **LADOT Commuter Express 422**—CE 422 is an express commuter line that travels from Downtown Los Angeles to Thousand Oaks. Within the City limits, the line operates on US-101, Kanan Road, and Thousand Oaks Boulevard. Stops are provided locally along Kanan Road and Thousand Oaks Boulevard. During the AM and PM peak periods, this line operates on a 20-minute headway.
- **LADOT Commuter Express 423**—CE 423 is an express commuter line that travels from Downtown Los Angeles to Newbury Park. Within the City limits, the line operates on US-101, Kanan Road, and Thousand Oaks Boulevard. Limited stops are provided at the US-101 park-and-ride lots and along Kanan Road and Thousand Oaks Boulevard. During the AM and PM peak periods, this line operates on a 20-minute headway.

The park-and-ride lots served by the Commuter Express lines are located in the northwest and southeast quadrants of the US-101/Kanan Road Interchange at the intersections of Kanan Road & Canwood Street and Kanan Road & Roadside Drive.

In addition to regional transit services (described above), the City of Agoura Hills operates two types of dial-a-ride service and two seasonal shuttle services:



- **Agoura Hills Dial-A-Ride (demand-responsive)**—The Dial-A-Ride service provides a demand-responsive door-to-door transportation service to the general public within the city limits. Destinations in the adjacent communities of Los Angeles and Ventura counties are allowed when one end of the trip is based within City limits. This service operates on weekdays between 7:00 A.M. and 7:00 P.M.
- **Agoura Hills Dial-A-Ride (by appointment)**—The Dial-A-Ride service also provides a by-appointment transportation service to City residents only. There are several predetermined destinations available outside of the City limits. This service operates by appointment only Monday through Saturday.
- ■ **Summer Beach Bus**—The Summer Beach Bus provides service between Agoura Hills and local beach communities during the summer season, typically Zuma and Leo Carrillo Beaches. This service operates Monday through Friday during the summer season. The bus makes four roundtrips each day.
- Housing Element Project Sites

The General Plan Update includes land use designation changes to 20 sites in the City that consist of the housing site inventory in the Housing Element. The 20 sites are included in this analysis and are spread throughout the City.

Site A

Site A includes one parcel on the southeast corner of Kanan Road and Agoura Road that is currently vacant.

Site B

Site B includes three parcels, located at the southwest corner of Kanan Road and Agoura Road, that are currently vacant.

Site C

Site C is located at 28902 Agoura Road and includes two parcels along Agoura Road that are currently vacant.

Site D

Site D includes one parcel along Canwood Street, just west of Kanan Road, that is currently vacant.

Site E

Site E, located on the north side of Agoura Road in the AVSP, includes one parcel that is currently vacant.

Site F

Site F includes three parcels on the southwest corner of Driver Avenue and Colodny Drive that are currently vacant.

Site G

Site G is located at 29045 Agoura Road, that includes one parcel.



Site H

Site H is located at the end of Dorothy Drive, north of Agoura Road and east of Chesebro Road, and includes ten parcels that are currently vacant.

Site I

Site I in the AVSP includes two parcels along Agoura Road, east of Cornell Road, that are currently vacant.

Site J

Site J in the AVSP is located at 29112 and 29130 Roadside Drive, and includes two parcels that are currently developed with a commercial use.

Site K

Site K in the AVSP is located at 28912 Agoura Road, and includes two parcels that are currently developed with a commercial use.

Site L

Site L is located at 28263 Dorothy Drive, and is comprised of six parcels.

Site M

Site M is in the LMSP and includes one parcel located along Agoura Road, east of Ladyface Court that is currently vacant.

Site N

Site N is located at 29360 Roadside Drive, and is comprised of one parcel that is currently developed with a commercial use.

Site O

Site O is located at 5675 Kanan Road, and is comprised of six parcels that are currently developed with a shopping center.

Site P

Site P is located at 5801 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center.

Site Q

Site Q is located at 5835 Kanan Road, and is comprised of one parcel that is currently developed with a shopping center.

Site R

Site R is located along Roadside Drive, west of Lewis Road, and is comprised of three parcels that are currently vacant.



Site S

Site S is located along Agoura Road, east of Cornell Drive, and is comprised of three parcels that are currently vacant.

Site T

Site T is located along Roadside Drive, east of Roadside Road, and is comprised of one parcel currently developed with a retail/office building.

B. Regulatory Setting

1) Federal

a) American with Disabilities Act (ADA)

Titles I, II, III, and V of the ADA have been codified in Title 42 of the United States Code, beginning at Section 12101. Title III prohibits discrimination on the basis of disability in “places of public accommodation” (businesses and non-profit agencies that serve the public) and “commercial facilities” (other businesses). The regulation includes Appendix A to Part 36 (Standards for Accessible Design) establishing minimum standards for ensuring accessibility when designing and constructing a new facility or altering an existing facility.

Examples of key guidelines include detectable warnings for pedestrians entering traffic where there is no curb, a clear zone of 48 inches for the pedestrian travel way, and a vibration-free zone for pedestrians.

2) State

a) Statewide Transportation Improvement Plan

The California Transportation Commission (CTC) administers transportation programming. Transportation programming is the public decision-making process that sets priorities and funds projects envisioned in long-range transportation plans. It commits expected revenues over a multi-year period to transportation projects. The State Transportation Improvement Program (STIP) is a multi-year capital improvement program of transportation projects on and off the State Highway System funded with revenues from the State Highway Account and other funding sources. The California Department of Transportation (Caltrans) manages the operation of State Highways, including the freeways passing through the Los Angeles region.

b) Complete Streets Act

Assembly Bill (AB) 1358, the Complete Streets Act (Government Code Sections 65040.2 and 65302), was signed into law by Governor Arnold Schwarzenegger in September 2008. As of January 1, 2011, the law requires cities and counties, when updating the part of a local general plan that addresses roadways and traffic flows, to ensure that those plans account for the needs of all roadway users. Specifically, the legislation requires cities and counties to ensure that local roads and streets adequately accommodate the needs of bicyclists, pedestrians and transit riders, as well as motorists.

At the same time, the California Department of Transportation (Caltrans), which administers transportation programming for the State, unveiled a revised version of Deputy Directive 64 (DD-64-R1 October 2008), an internal policy document that now explicitly embraces Complete Streets as the policy covering all phases of State highway projects, from planning to construction to maintenance and repair.



c) AB 32 and SB 375

With the passage of Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, the State of California committed itself to reducing statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. The California Air Resources Board (CARB) is coordinating the response to comply with AB 32. The Infrastructure and Community Services Element of the General Plan 2010 pro-actively incorporates strategies for integrated land use and transportation planning that achieve per capita GHG reduction, per capita vehicle miles traveled (VMT) reduction and trip reduction that would further the City's efforts to meet the state-wide policy intent of this legislation.

In 2007, CARB adopted a list of early action programs that could be put in place by January 1, 2010. In 2008, VRB defined its 1990 baseline level of emissions, and by 2011 it will complete its major rule making for reducing GHG emissions. Rules on emissions, as well as market-based mechanisms like the proposed cap and trade program, took effect January 1, 2012.

On December 11, 2008, California ARB adopted its Proposed Scoping Plan for AB 32. This scoping plan included the approval of Senate Bill (SB) 375 as the means for achieving regional transportation-related GHG targets. SB 375 provides guidance on how curbing emissions from cars and light trucks can help the state comply with AB 32.

There are five major components to SB 375. First, SB 375 will address regional GHG emissions targets. California ARB's Regional Targets Advisory Committee will guide the adoption of targets to be met by 2020 and 2035 for each Metropolitan Planning Organization (MPO) in the state (e.g., the Southern California Association of Governments, or SCAG, for the City of Agoura Hills). These targets, which MPOs may propose themselves, will be updated every 8 years in conjunction with the revision schedule of housing and transportation elements.

Second, MPOs will be required to create a Sustainable Communities Strategy (SCS) that provides a plan for meeting regional targets. The SCS and the Regional Transportation Plan (RTP) must be consistent with each other, including action items and financing decisions. If the SCS does not meet the regional target, the MPO must produce an Alternative Planning Strategy that details an alternative plan to meet the target.

Third, SB 375 requires that regional housing elements and transportation plans be synchronized on 8-year schedules. In addition, Regional Housing Needs Assessment (RHNA) allocation numbers must conform to the SCS. If local jurisdictions are required to rezone land as a result of changes in the housing element, rezoning must take place within 3 years.

Fourth, SB 375 provides CEQA streamlining incentives for preferred development types. Certain residential or mixed-use projects qualify if they conform to the SCS. Transit-oriented developments (TODs) also qualify if they (1) are at least 50 percent residential, (2) meet density requirements, and (3) are within 0.5 mile of a transit stop. The degree of CEQA streamlining is based on the degree of compliance with these development preferences.

Finally, MPOs must use transportation and air emissions modeling techniques consistent with guidelines prepared by the CTC. Regional Transportation Planning Agencies, cities, and counties are encouraged, but not required, to use travel demand models consistent with the CTC guidelines.



d) California Vehicle Code

The California Vehicle Code (CVC) provides requirements for ensuring emergency vehicle access regardless of traffic conditions. Sections 21806(a)(1), 21806(a)(2), and 21806(c) define how motorists and pedestrians are required to yield the right-of-way to emergency vehicles.

e) Senate Bill (SB) 743

On September 27, 2013, Governor Jerry Brown signed SB 743, which went into effect in January 2014. SB 743 directed the Governor's Office of Planning and Research (OPR) to develop revisions to the CEQA Guidelines by July 1, 2014 to establish new criteria for determining the significance of transportation impacts and define alternative metrics for traffic LOS. This started a process that changes transportation impact analysis under CEQA. These changes include elimination of auto delay, LOS, and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts for land use projects and plans in California. Additionally, as discussed further below, as part of SB 743, parking impacts for particular types of development projects in areas well served by transit are not considered significant impacts on the environment. According to the legislative intent contained in SB 743, these changes to current practice were necessary to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions."

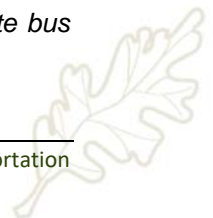
On January 20, 2016, OPR released the Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA, which was an update to Updating Transportation Impacts Analysis in the CEQA Guidelines, Preliminary Discussion Draft of Updates to the CEQA Guidelines Implementing Senate Bill 743, which was released on August 6, 2014. Of particular relevance was the updated text of the proposed new CEQA Guidelines Section 15064.3 that relates to the determination of the significance of transportation impacts, alternatives, and mitigation measures. Specifically, CEQA Guidelines Section 15064.3, which is discussed further below, establishes VMT as the most appropriate measure of transportation impacts. In November 2018, the California Natural Resources Agency (CNRA) finalized the updates to the CEQA Guidelines and the updated guidelines became effective on December 28, 2018.

f) CEQA Guidelines Section 15064.3

As discussed above, recent changes to the CEQA Guidelines include the adoption of Section 15064.3, *Determining the Significance of Transportation Impacts*. CEQA Guidelines Section 15064.3 establishes VMT as the most appropriate measure of transportation impacts. Generally, land use projects within 0.5 miles of either an existing major transit stop¹ or a stop along an existing high quality transit corridor² should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. A lead agency has discretion to choose the most appropriate methodology to evaluate VMT, including whether to express the change in absolute terms, per capita, per household or in

¹ "Major transit stop" is defined in Public Resources Code Section (PRC) 21064.3 as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

² "High-quality transit corridors" are defined in (PRC)Section 21155 as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.



any other measure. A lead agency may also use models to estimate VMT and may revise those estimates to reflect professional judgment based on substantial evidence. In July 2020, the City of Agoura Hills updated its Transportation Assessment Guidelines to include VMT as the appropriate metric to evaluate a project's transportation impacts under CEQA.

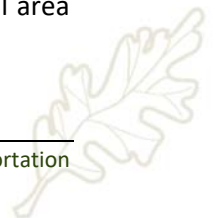
3) Regional

a) Southern California Associations of Governments 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

In compliance with SB 375, on September 3, 2020, the Southern California Association of Governments (SCAG) Regional Council adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), a long-range visioning plan that incorporates land use and transportation strategies to increase mobility options and achieve a more sustainable growth pattern while meeting GHG reduction targets set by the California Air Resources Board (CARB). The 2020-2045 RTP/SCS contains baseline socioeconomic projections that are used as the basis for SCAG's transportation planning, as well as the provision of services by the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG policies are directed towards the development of regional land use patterns that contribute to reductions in vehicle miles and improvements to the transportation system.

The 2020-2045 RTP/SCS builds on the long-range vision of SCAG's prior 2016-2040 RTP/SCS to balance future mobility and housing needs with economic, environmental and public health goals. A substantial concentration and share of growth is directed to Priority Growth Areas (PGAs), which include high quality transit areas (HQTAs), Transit Priority Areas (TPAs), job centers, Neighborhood Mobility Areas (NMAs) and Livable Corridors. These areas account for four percent of SCAG's total land area but the majority of directed growth. HQTAs are corridor-focused PGAs within one 0.5 mile of an existing or planned fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes (or less) during peak commuting hours. Transit Priority Areas are PGAs that are within a 0.5 mile of a major transit stop that is existing or planned. Job centers are defined as areas with significant higher employment density than surrounding areas which capture density peaks and locally significant job centers throughout all six counties in the region. NMAs are PGAs with robust residential to non-residential land use connections, high roadway intersection densities, and low-to-moderate traffic speeds. Livable Corridors are arterial roadways, where local jurisdictions may plan for a combination of the following elements: high-quality bus frequency; higher density residential and employment at key intersections; and increased active transportation through dedicated bikeways.

The 2020-2045 RTP/SCS' "Core Vision" prioritizes the maintenance and management of the region's transportation network, expanding mobility choices by co-locating housing, jobs, and transit, and increasing investment in transit and complete streets. Strategies to achieve the "Core Vision" include, but are not limited to, Smart Cities and Job Centers, Housing Supportive Infrastructure, Go Zones, which are geographic areas where a suite of mobility service options are provided together with incentives to reduce dependency on automobiles, and Shared Mobility. The 2020-2045 RTP/SCS intends to create benefits for the SCAG region by achieving regional goals for sustainability, transportation equity, improved public health and safety, and enhancement of the regions' overall quality of life. It includes projections of population, households, and employment forecasted for the years 2020, 2030, 2035, and 2045 at the regional, county, and local jurisdictional levels, and Traffic Analysis Zones (TAZ) that provide small area



data for transportation modeling. Refer to **Section IV.H, Land Use/Planning**, of this SEIR, for a detailed discussion of the applicable provisions of the 2020-2045 RTP/SCS that apply to the project.

4) Local

a) Agoura Hills General Plan

Goals and policies pertaining to transportation contained within the General Plan 2010 are listed below. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to transportation, are presented in **Chapter III, Project Description**, and discussed in the analysis below.

General Plan Circulation System

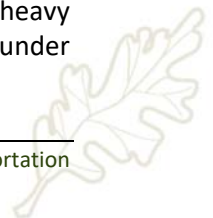
Goal M-1 Local Circulation System. A safe and efficient roadway system in Agoura Hills that facilitates the movement of goods and people while utilizing advanced technologies to minimize travel delays.

Policy M-1.1 Safety. Maintain a safe and efficient system of circulation.

Policy M-1.2 Collision Monitoring. Conduct regular traffic collision monitoring and identify improvements for vehicles, bicycles, and pedestrians at the top collision locations to improve safety.

Policy M-1.3 Level of Service Standards. Establish flexible criteria for the minimum acceptable level of service (LOS) based on the roadway characteristics. Maintain an LOS C standard on most roadways within the City. A reduced LOS standard of D, E, or F is considered acceptable on the following roadways, as described below:

- Kanan Road, due to heavy existing and projected volumes and desire to maintain the existing 4-lane cross-section with sidewalks, bicycle lanes and landscaped median islands
- Agoura Road east of Kanan Road, due to heavy projected volumes and desire to maintain 2-lane cross-section with bicycle lanes and in order to minimize grading, encourage a semi-rural road appearance and to complement Agoura Village goals
- Canwood Street west of Reyes Adobe Road, due to existing and projected volumes and the functional classification as a local street
- Dorothy Drive between Lewis Road and US-101 ramps, due to projected volumes and direct access to/from the southbound US-101 ramps
- Roadway segments adjacent to schools, due to heavy usage before and after school hours (i.e., Driver Avenue between Argos Street and Chesebro Road and Lake Lindero Road north of Thousand Oaks Boulevard)
- Canwood Street east of Kanan Road Avenue, due to the heavy projected volumes under future conditions with development under



the General Plan. Further widening beyond the proposed General Plan improvement (three-lane cross section with a continuous left-turn lane), is not possible within the available right-of-way

Intersection impacts from development projects shall be mitigated to meet appropriate service levels, but at least to the extent where the post-development level of service shall not be less than the LOS existing prior to development.

Policy M-1.4 Roadway Improvements. Promote effective, innovative, and safe solutions for roadway improvements and consider other solutions that would facilitate reduced reliance on physical roadway improvements, where appropriate.

Policy M-1.5 Roadway Character. Implement street beautification programs to improve roadway character and create City gateways.

Policy M-1.6 Freeway Access. Enhance freeway access through interchange improvements at Reyes Adobe Road and Palo Comado Canyon Road/Chesebro Roads.

Policy M-1.7 Maintenance. Explore and establish possible funding mechanisms to provide for the continued and future maintenance and repair of the roadway system.

Policy M-1.8 Timing of Improvements. Ensure that the identified mobility system is provided in a timely manner to meet the needs of the community.

Policy M-1.9 Development Required Mobility Improvements. Ensure any new development implements the mobility improvements required for that development, as necessary, and contributes a fee toward regional mobility improvements per the City approved TIF ordinance.

Goal M-2 Complete Streets. A transportation system that serves all modes of travel and meets the needs of all users, as specified in the Complete Streets Act of 2007.

Policy M-2.1 Complete Streets. Ensure that the existing and future transportation system serves multiple modes of travel, such as driving, walking, biking, and transit.

Policy M-2.2 Equal Mobility for all City Residents. Provide a transportation network that meets the needs of a wide range of users, including adults, children, seniors, and the disabled.

Policy M-2.3 Transportation Planning. Encourage desired land use patterns, such as mixed-use walkable developments, through transportation planning and design.

Policy M-2.4 Interconnected System. Develop an interconnected mobility system that allows travel on alternative routes and multiple modes.



Policy M-2.5 Comprehensive Bicycle and Pedestrian System. Develop and maintain a safe, integrated, and comprehensive bicycle and pedestrian system that serves all ages and abilities in Agoura Hills.

Intelligent Transportation Systems

Goal M-3 Intelligent Transportation Systems. A transportation system that utilizes advanced ITS technologies to maximize the efficiency and safety of the City's transportation system.

Policy M-3.1 Intelligent Transportation Systems. Utilize ITS for Agoura Hills to improve the efficiency and safety of the transportation network through advanced technologies.

Policy M-3.2 Signal Timing Optimization. Optimize traffic signal timing and coordination to reduce travel time and delay and increase safety.

Neighborhood Quality of Life

Goal M-4 Ensuring Quality of Life. A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.

Policy M-4.1 Arterial Traffic. Maintain the separation of local and regional through traffic by routing traffic along the primary arterials and keeping through traffic out of residential neighborhoods.

Policy M-4.2 Integrated Land Use and Transportation Planning. Encourage the development of sustainable land use patterns that offer compatibility between future development and roadways in consideration of existing neighborhoods.

Policy M-4.3 Traffic Control Devices. Encourage the use of innovative methods for traffic control (such as roundabouts and traffic circles), which can add character and create opportunity for improved aesthetics while effectively managing entry, speed, and points of conflict, in addition to traditional traffic control methods (such as stop signs and traffic signals), where appropriate. Consider the use of these innovative traffic control devices based upon the physical context and street hierarchy.

Policy M-4.4 Truck Routes. Maintain the designation of truck routes for commercial and industrial use to minimize impacts on residential neighborhoods.

Policy M-4.5 Trucking Impacts. Minimize noise and other impacts of truck traffic, deliveries, and staging on residential neighborhoods and mixed-use areas of the City.

Policy M-4.6 Energy Reduction. Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system.

Goal M-5 Neighborhood Traffic Management. Minimized through traffic in neighborhoods adjacent to major travel routes.



- Policy M-5.1 Traffic Calming.** Consider the application of traffic calming techniques, where needed, to minimize neighborhood intrusion by through traffic and promote a safe and pleasant neighborhood environment.
- Policy M-5.2 Neighborhood Coordination.** Encourage neighborhood input on decisions related to the installation of traffic calming features.
- Policy M-5.3 Traffic Calming Funding.** Provide for sufficient funding to undertake traffic calming measures.
- Policy M-5.1 Private Street Design Standards.** Encourage private streets to be designed consistently with minimum street standards as deemed necessary and appropriate by the City for the particular neighborhood (e.g., roadway width, street lighting, sidewalks, parking, etc.), as well as to include traffic calming measures.

Alternative Modes of Transportation

- Goal M-6 Alternative Transportation.** Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.
- Policy M-6.1 Efficient System.** Promote the most efficient use of the City's existing transportation network and encourage retention of alternative modes into design standards and future improvements.
- Policy M-6.2 Mode Choice.** Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. Ensure that existing and future infrastructure will be adequate for future transportation modes.
- Policy M-6.3 Design of Alternative Modes.** New roadways and future street-improvement projects shall be bicycle- and pedestrian-friendly in design.
- Policy M-6.4 Design Enhancements.** Enhance bus stops with amenities such as street trees, benches, bus shelters and waste receptacles, public art or other measures.
- Policy M-6.5 Education.** Promote non-motorized transportation through encouragement and education.
- Policy M-6.6 Alternative Mode Funding.** Identify funding sources and allocate funds, including the potential formation of assessment districts, for pedestrian, bicycle, transit, and streetscape improvements in existing neighborhoods.
- Goal M-7 Pedestrians.** Transportation improvements and development enhancements that promote and support walking within the community.
- Policy M-7.1 Walkability.** Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system.



- Policy M-7.2 Pedestrian Connectivity.** Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks.
- Policy M-7.3 Pedestrian Experience.** Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate.
- Policy M-7.4 Walkable Developments.** Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking.
- Policy M-7.5 Safe Routes to School.** Establish and implement appropriate recommendations of the National and State Safe Route to Schools Program, and work with local schools to encourage more children to walk and bicycle to school.
- Policy M-7.6 Inventory of Pedestrian Facilities.** Conduct an inventory of pedestrian facilities and routes in the City to identify missing or deficient links, such as pedestrian crossings or intersection treatments.
- Policy M-7.7 Design Standards.** Prioritize the need, and establish funding, for completing gaps in the sidewalk system, improving street crossings and installing curb ramps where needed to meet ADA requirements.

Goal M-8 Bikeways. Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.

- Policy M-8.1 Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community.
- Policy M-8.2 Continuous Bikeway Connectivity.** Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region.
- Policy M-8.3 Recreational Biking.** Encourage recreational biking and promote the community's mountain biking trail system to residents and visitors.
- Policy M-8.4 Bicycling Safety.** Establish a Bicycle Safety Program that aims to educate the public about the safe use of bicycles on the City's bikeways.
- Policy M-8.5 Bikeway Design.** Develop guidelines and standards for the design of bikeways.
- Policy M-8.6 Bicycle Facility Design.** Develop guidelines and standards for the design of bicycle facilities, including bicycle racks.
- Policy M-8.7 Bicycle Parking.** Developments shall provide for bicycle parking facilities.

Goal M-9 Transit. Transit options that are a viable component of the City's multi-modal transportation system.



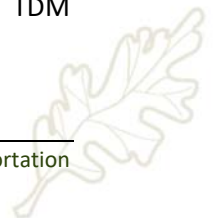
- Policy M-9.1 Transit Commuting.** Encourage the use of public transportation for commuting trips by collaborating with regional transit agencies to provide additional transit options for service to Agoura Hills.
- Policy M-9.2 Transit Planning.** Encourage transit planning as an integral component of the development review process, and identify recommended transit routes and stations as part of long-range planning efforts.
- Policy M-9.3 Citywide Shuttle Service.** Explore an intercity shuttle system to promote transit trips between residential, commercial, and community areas and enhance mobility for non-driving older adults, children, and persons with disabilities.
- Policy M-9.4 Local Transit.** Explore the feasibility of expanding the services of the existing transit programs and other appropriate transit programs.
- Policy M-9.5 Funding.** Identify funding sources for local transit operating costs and improvements.

Transportation Demand System

- Goal M-10 Transportation Demand Management.** The successful application of TDM measures to reduce reliance on single-occupancy vehicles for everyday travel.
- Policy M-10.1 Current Techniques.** Actively utilize current TDM techniques to aid in the reduction of single-occupancy vehicle trips.
- Policy M-10.2 Trip Reduction.** Encourage existing and new developments to participate in trip reducing activities.
- Policy M-10.3 Ride Share.** Actively promote the use of ride-sharing and ride-matching services, for both residents and non-residents.
- Policy M-10.4 City Employees.** Establish a TDM program for the City of Agoura Hills' employees.
- Policy M-10.5 Preferential Parking.** Encourage the availability of preferential parking in selected areas for designated carpools.

Parking

- Goal M-11 Parking.** Parking that is convenient and efficient for the use of residents, workers, and visitors.
- Policy M-11.1 Parking Standards and Design.** Ensure that off-street parking and on-street parking requirements are adequate and that parking is designed to be sensitive to both context and environment. Include safety considerations (i.e., lighting and landscape design) in the parking standards and design.
- Policy M-11.2 Shared Parking.** Maximize shared parking opportunities for uses with varied peak parking periods and for developments providing a TDM program.



Policy M-11.3 Efficient Parking Design. Strive to provide an appropriate balance between providing adequate amounts of parking and reducing the amount of land devoted to parking through measures such as parking structures, underground parking, and shared parking.

Regional Transportation

Goal M-12 Regional Circulation System. A comprehensive transportation system that is coordinated with adjacent jurisdictions and regional planning efforts.

Policy M-12.1 Cooperation. Maintain the collaborative and cooperative relationships with neighboring jurisdictions and the County of Los Angeles to solve regional transportation issues.

Policy M-12.2 Regional Coordination. Support regional efforts by the Los Angeles County Metropolitan Transportation Authority (Metro or MTA) and the Southern California Association of Governments (SCAG) to reduce single-occupancy vehicle travel, such as goals and measures identified in Metro's Long Range Transportation Plan and SCAG's Regional Transportation Improvement Program.

Policy M-12.3 Efficiency. Support regional planning efforts that maximize the efficiency of existing transportation facilities.

Policy M-12.4 Regional Transit Planning. Collaborate with regional transportation and transit agencies for the efficient allocation of transit and transportation resources.

Policy M-12.5 Freeway Enhancements. Work with regional agencies and Caltrans to achieve timely implementation of programmed freeway and interchange improvements.

Policy M-12.6 Capital Improvements Program. Identify and prioritize transportation improvement projects for inclusion in the City's Capital Improvements Program (CIP) and to guide the City's applications for regional, state or federal funds.

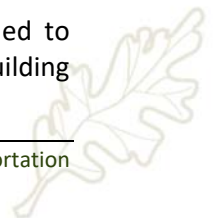
Community Districts and Subareas

Planned Development District/Ladyface Mountain Specific Plan (West End)

Goal LU-23 Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policy LU-23.1 Supporting Uses. Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday.

Policy LU-23.2 Site Development. Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building



footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors.

Policy LU-23.3 Development Clustering and Location. Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation.

Policy LU-23.4 Landscapes. Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces.

Policy LU-23.5 Trail Connectivity. Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide Trails and Parkways Master Plan.

Policy LU-23.6 Specific Plan. Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan.

Planned Development District/West of Kanan Road & North of Agoura Road

Goal LU-24 Mixed-Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policy LU-24.1 Development Transformation. Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center.

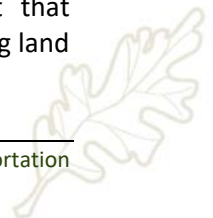
Policy LU-24.2 Land Use Mix. Allow for the development of a diversity of uses including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6.

Policy LU-24.3 Internal Street Network. Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity.

Policy LU-24.4 Site Development. Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network.

Policy LU-24.5 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village.

Policy LU-24.6 Plan for Cohesive Development. Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land



uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the Business Park—Manufacturing designation.

Kanan Road–Freeway Interchange Gateway

Goal LU-25 Gateway to Agoura Hills. A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

Policy LU-25.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape.

Policy LU-25.2 Creating Identity. Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area.

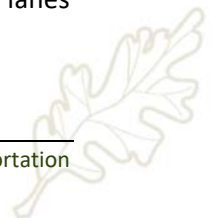
Planned Development District/Agoura Village

Goal LU-26 Pedestrian-Oriented Mixed-Use Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

Policy LU-26.1 Diversity of Uses. Accommodate a range of uses, including community-serving retail, entertainment, office, public and quasi-public, visitor-serving hotel, housing, and complementary uses.

Policy LU-26.2 Site Development and Design. Create a walkable, vibrant pedestrian-oriented district through such techniques as:

- Breaking of the superblocks into a smaller grid of streets and sidewalks.
- Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces.
- Targeting the development of vertical mixed-use buildings along primary street frontages.
- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets.
- Development of shared parking facilities.
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median.



- Minimization of grading and preservation of oak trees and other native landscapes.

Policy LU-26.3 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses and the nearby trail networks.

Policy LU-26.4 Specific Plan. Require that development be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and services plans, and implementation processes specified by the Agoura Village Specific Plan.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Thresholds of Significance

Appendix G of CEQA Guidelines has been revised to address analysis of impacts associated with the results of a vehicle miles traveled (VMT) analysis compliant with state requirements under State of California Senate Bill 743 (Steinberg, 2013) (SB 743). Specifically, the Guidelines state that a project may have a significant impact on transportation if the project would:

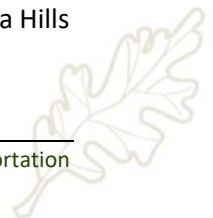
- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b);
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- d) Result in inadequate emergency access.

B. Project Impacts and Mitigation Measures

Impact K-1: Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that implementation of the General Plan 2010 included goals and policies that encourage, promote, and to some extent, require the use and provision of alternative modes of transportation. In addition to promoting a balanced transportation system, the General Plan 2010 called for future provision of amenities, such as bicycle racks, additional bicycle lanes, and pedestrian connections to improve the quality of life of City residents. The General Plan EIR 2010 found that implementation of the General Plan 2010 goals and policies supported and expanded upon the Transportation Demand Management (TDM) Program outlined in the Agoura Hills Municipal Code. These goals and policies promoted the incorporation of TDM techniques that sought to reduce reliance on single-occupant vehicle trips and promote travel by alternative modes of transportation into future development. As such, the General Plan EIR 2010 found that implementation of the General Plan 2010 intended to promote and enhance the alternative modes of transportation within the City of Agoura Hills and did not conflict with adopted policies or plans and would result in no impact.



The General Plan 2010 contains policies that help the City implement AB 1358, the California Complete Streets Act, which helps the City increase the number of trips made by alternative modes of travel (e.g., transit, bicycling, and walking), correspondingly reducing the number of vehicle trips and associated greenhouse gas emissions. An increase in transit trips, bicycling, and walking would thus help the City meet the transportation needs of all residents, workers, and visitors while reducing traffic congestion and helping meet the greenhouse gas reduction goals of AB 32, The Global Warming Solutions Act, and SB 375, which are implemented through SCAG's Connect SoCal 2020–2045 RTP/SCS.

The General Plan EIR 2010 provided an assessment of the General Plan 2010 relationship to pertinent 2012–2035 SCAG RTP/SCS goals, and concluded that the General Plan 2010 would be consistent with the applicable 2012–2035 RTP/SCS goals.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which require revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. The Housing Element also necessitates re-zoning of some proposed opportunity sites and amending the Specific Plans for others, which would occur after, and as an implementation of, the General Plan Update. The GPU does not include any policies or land uses that would conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Redeveloping Sites A-E, G-L, and O-T with higher density residential uses would locate housing closer to commercial uses, which would potentially assist with reducing vehicle trips. Additionally, Sites A, B, D, E, J, Q, P, and O would be located near bus stops for the Kanan Shuttle and LADOT Transit Commuter Express 422. Therefore, the GPU would be consistent with the relevant state goals regarding alternate transportation modes.

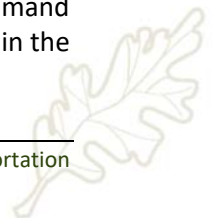
SCAG RTP/SCS Consistency

Refer to Section IV.H, Land Use/Planning, Table H-2, SCAG Connect SoCal Consistency Analysis, of this SEIR, for a detailed discussion of the consistency of the GPU with Connect SoCal 2020–2045 RTP/SCS goals.

General Plan Consistency

The GPU is a tool to guide development in the City and no specific development projects are proposed under the GPU. Typically, future development projects included within the GPU would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation. However, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Regardless, all future “by-right” development would be subject to the City’s objective development standards outlined in Section III. Project Description, and application submittal requirements. The standards pertaining to transportation are as follows:

1. If the project is required to prepare a Vehicle Miles Travelled (VMT) analysis per the City of Agoura Hills Transportation Assessment Guidelines (July 2020), Transportation Demand Management measures (TDMs) identified in the Guidelines are included, as necessary, in the



- project to reduce the VMT generated by the project to below the significance thresholds based on the VMT assigned to each TDM in the Guidelines and the City's VMT model. The thresholds include 16.8 VMT/Cap for residential uses, and 18.7 VMT/Cap for employment.
2. The project will comply with County of Los Angeles Fire Department requirements and standards for fire truck access.
 3. The project will be designed and constructed to full public right-of-way improvements along the project frontages in accordance with the Committee of Public Works Standards, Inc.'s Standard Plans for Public Works Construction and any applicable Specific Plans.

Per the CEQA Guidelines, a project that generally conforms with and does not obstruct the City development policies and standards will generally be considered to be consistent with and not in conflict with City plans, programs, ordinances, or policies. As discussed below, the GPU is consistent with, and does not conflict with, the City plans, policies, programs, ordinances, and standards; therefore, the GPU would not result in a significant impact. Detailed discussion of the plans, programs, ordinances, standards or policies related to the proposed residential land use changes is provided below.

The sites proposed for development as part of the General Plan Update would be constructed on existing parcels, including potentially merging individual parcels. The design of each site would require the installation of sidewalk enhancements to further improve the pedestrian experience along the perimeter of each opportunity site. The sidewalks can be constructed, upgraded, or maintained within the existing public right-of-way (ROW). Bikeway facilities along the street would be required to be maintained.

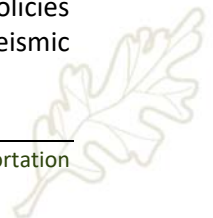
Development of the housing opportunity sites in the GPU would not preclude the installation of any transit systems, such as additional bus stops, or supportive facilities. Further, the potential population increase associated with the increase in housing may make additional or more frequent transit services more viable without the likelihood that the system capacity would be overwhelmed.

Likewise, the proposed residential development would not preclude the further maintenance and development of the pedestrian and bicycle systems in the City, nor would the amount of new development likely cause the capacity of the existing/proposed systems as the City is constantly updating the pedestrian and bicycle facilities in compliance with General Plan Goals M-7 and M-8 and Policy M-2.5.

In conclusion, the goals and policies pertaining to transportation contained within the General Plan 2010 would continue to promote and enhance the alternative modes of transportation within the City of Agoura Hills and ensure future development would not conflict with programs, plans, policies, and ordinances.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic



hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would create inconsistencies nor result in cumulative impacts with respect to the identified programs, plans, policies, and ordinances. Furthermore, updates to the Infrastructure and Community Services Element would implement TDM measures and further reduce VMTs associated with future development in the City. In particular, proposed revisions to General Plan Policy M-1.3, Level of Service Standards, Policy M-1.10, Transportation Demand Management, Goal M-6, Alternative Transportation, and Policy M-6.7, Vehicle Miles Traveled, would further reduce potential impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances.

Comparison of Significance to the 2010 General Plan EIR

Based on the above, similar to the 2010 General Plan EIR findings, implementation of the GPU would not result in new significant impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances and impacts would be less than significant.

Mitigation Measures:

None Required.

Impact K-2: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

General Plan EIR 2010 Impact Conclusions

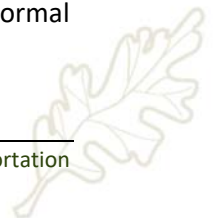
The General Plan EIR 2010 found that implementation of the General Plan 2010 would increase the amount of traffic on Congestion Management Plan (CMP) highways. However, it would not exceed, either individually or cumulatively, a level of service standard established by the County CMP Agency for designated roadways and/or highways. However, the General Plan EIR 2010 found that implementation of the General Plan 2010 would result in an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system with respect to the number of vehicle trips or congestion along roadways and would therefore be potentially significant.

GPU Impact

As noted above, since the adoption of the General Plan 2010, the state has revised the procedures for evaluating transportation impacts under CEQA from congestion-related metrics to VMT. Accordingly, the transportation analysis conducted for the GPU and discussed below does not attempt to evaluate the GPU using the same methodology as the General Plan EIR 2010, but rather performs this evaluation in conformance with using the most recent requirements of the State CEQA Guidelines.

Housing Sites Development

In November 2018, the California Natural Resources Agency finalized the updates to the State CEQA Guidelines, which became effective on December 28, 2018 and were subsequently adopted by the City of Agoura Hills. Based on these changes, in July 2020, the City of Agoura Hills updated its *Transportation Assessment Guidelines* to include VMT as the appropriate metric to evaluate a project's transportation impacts under CEQA. The *Transportation Assessment Guidelines* establishes VMT as the City's formal



method of evaluating a project's transportation impacts. The following discussion is based on the VMT analysis prepared in accordance with the City of Agoura Hills Transportation Assessment Guidelines.

1) VMT Thresholds

Thresholds of significance, as adopted by City of Agoura Hills, are summarized in **Table IV.M-1, VMT Thresholds of Significance**. Significance thresholds are based on land use type, broadly categorized as efficiency and net change metrics. Efficiency metrics include VMT/Capita and Work VMT/employee.³ As described in **Table IV.M-1, VMT Thresholds of Significance**, "Net Change" refers to the increase in total VMT for the Southern California Association of Governments (SCAG) region. "Net Change" is used for elements that include a significant customer base, such as commercial uses although it can extend to a variety of uses that have similar characteristics. Since the proposed project is a general plan and includes multiple land uses within the study area (residential, office, retail, etc.), the threshold of significance is based on all three categories listed in **Table IV.M-1, VMT Thresholds of Significance**.

The VMT thresholds in **Table IV.M-1, VMT Thresholds of Significance** are fifteen percent less than Existing VMT level. The Governor's Office of Planning and Research (OPR) recommends that a per capita or per employee VMT that is fifteen percent below that of existing development may be a reasonable threshold. A fifteen percent reduction is consistent with the state's climate goals.

**Table IV.M-1
VMT Thresholds of Significance**

Land Use	Existing VMT Level	VMT Threshold
Residential	19.8 VMT per capita (Citywide Average)	16.8 VMT per capita
Office	22.0 Work VMT/Employee (SCAG Regional Average)	18.7 Work VMT/Employee
Retail	SCAG Regional Total VMT	Net Increase
<i>1 City of Agoura Hills Transportation Assessment Guidelines (2020).</i>		

Home-Based VMT Per Capita – For Residential Uses

The home-based VMT per capita is the Home-Based production VMT divided by population derived from the SCAG travel demand model. The Home-Based VMT per Capita is used to measure efficiency of VMT generated by residential uses. The Existing VMT level for residential land uses is 19.8 Citywide VMT per capita. The City's threshold for residential land uses is 16.8 Citywide VMT per capita, fifteen percent less than the existing VMT level. The OPR recommends City limits, which means all territory within the city limits, both public and private, to determine residential VMT efficiency rates.

Employment-Based VMT Per Capita – For Office Land uses

The employment-based VMT per employee is the Home-Based-Work attraction VMT divided by total employment derived from the SCAG travel demand model. The Home-Based-Work VMT per Employee is used to measure efficiency of VMT generated by work related uses. The Existing VMT level for office land-uses is 22.0 regional VMT per capita. The City's threshold for office land uses is 18.7 regional VMT per

³ *Work VMT specifically applies to commute trips as represented by the attractions in the Southern California Association of Government 2016 Regional Travel Demand Model.*



capita, fifteen percent less than the existing VMT level. The OPR recommends the MPO boundaries to determine office VMT efficiency rates, in this case, the SCAG region.

Total VMT – For Retail Land Uses

Retail land uses typically redistribute shopping trips rather than generate new trips, which is why the net change in regional VMT is the best way to analyze a retail land use project's transportation impact. For example, the construction of a retail land use that is closer to its customers would shorten the customer's existing trip to a similar location. This new retail land use would be considered "local serving" and be presumed to have a less than significant impact. Based on OPR and the City of Agoura Hills' Transportation Assessment Guidelines, retail land uses with less than 50,000 square feet are considered local-serving and presumed to have a less than significant impact.

Regional VMT includes all trips made for all trip purposes, or reasons throughout a typical weekday, not just those originated from or destined to the geography. Net change is considered the VMT associated with total trips based on the SCAG Travel Demand Model consistent with the City's Guidelines.

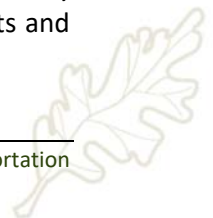
2) VMT Methodology

The VMT analysis was completed using the SCAG Regional Travel Demand Model (Regional Transportation Plan 2016) that was used to develop the City of Agoura Hills VMT thresholds in July 2020. The model is a trip-based model and considers interaction between different land uses based on socio-economic data, such as population, households, and employment. Adjustments in socio-economic data (households, population, and employment) were made to the appropriate City of Agoura Hills Traffic Analysis Zones (TAZ) in the SCAG Model to reflect the GPU's proposed land uses. This version of the SCAG Model maintains the existing year condition of 2016, which was calibrated to reflect 2021 conditions for the residential land uses using household data provided by the City. The planning horizon for the SCAG Model that was used for this analysis is 2040, which reflects the most recent version of the SCAG Model. Use of the 2040 horizon year assumes that the City would continue to grow at the same rate as would occur under the General Plan 2010 horizon through 2035. Where results for years other than 2040 are reflected in the analysis, these were derived through interpolation.

Analysis Scenarios

A VMT analysis was conducted for existing and cumulative scenarios and results were compared to the existing conditions. The analysis includes the following scenarios:

- **Existing Conditions** - Based on 2016 SCAG Model conditions with adjusted residential land uses for the City to reflect 2021 conditions.
- **Cumulative Without GPU Conditions** – Based on 2040 SCAG Model conditions without GPU land uses and housing opportunity sites. The 2040 Citywide land uses were based on the General Plan 2010 build out land use estimates.
- **Cumulative Plus GPU Conditions** – Based on 2040 SCAG Model conditions with the GPU build out land use estimates. The GPU includes the additional dwelling units for the 20 sites. The scenario also captures the change in land use designation for several sites that were categorized as commercial/retail/office or single-family residential land uses under the General Plan 2010 buildout scenario but would be changed to multi-family residential under the GPU. **Table IV.M-2, General Plan Update Buildout Summary by Site**, summarizes the additional dwelling units and land use designation changes by site.



**Table IV.M-2
General Plan Update Buildout Summary by Site**

Site	Current Land Use Designation	Proposed Land Use Designation	25 DU/AC Total DU	Change in Land Use Designation?	Notes
A	PD	PD	309	No	
B	PD	PD	183	No	
C	PD	PD	22	No	
E	PD	PD	23	No	
G	PD	PD	156	No	
I	PD	PD	30	No	
J	PD	PD	44	No	
K	PD	PD	250	No	
O	CS-MU	CS-MU	201	No	
P	CS-MU	CS-MU	220	No	
Q	CS-MU	CS-MU	143	No	
D	BPOR	RM	209	Yes	Remove 146,475 sq.ft. of business park
F	CRS	RM	44	Yes	
H	BPOR	RM	198	Yes	Remove 138,600 sq.ft. of business park
L	CRS	RM	65	Yes	Remove 25,800 sq.ft. of commercial/retail
M	PD	PD	41	No	
N	POM	RM	77	Yes	Remove 53,550 sq.ft. of business park
R	CRS	RM	38	Yes	Remove 15,300 sq.ft. of commercial/retail
S	BPOR	RM	75	Yes	Remove 52,500 sq.ft. of business park
T	POM	RM	22	Yes	Remove 15,225 sq.ft. of business park
Total			2,348		

While the land use designations for Sites A, B, C, E, G, I, J, K, M, O, P and Q would not change under the GPU, the maximum residential density for all of the opportunity sites would be governed by the AHO, which would permit up to 25 units per acre on each of the sites. Accordingly, the total of 2,348 units shown in Table IV.M-2 represents the maximum residential development that could occur under the GPU. This total is reflected throughout the VMT analysis.

City of Agoura Hills Land Use Conversion

In order to evaluate the GPU's VMT, the proposed zoning for the GPU needed to be first turned into a SCAG compatible dataset. This dataset relied on land use assumptions developed by Kimley-Horn and City of Agoura Hills staff as part of the GPU. As the City area is defined by its zoning rather than a group of developments with defined land use assumptions in terms of unit counts for residential land uses and building sizes for non-residential land uses, several assumptions were developed for each zoning type to convert acreages and land use types into dwelling units, population, and employees, which are the inputs required to run the SCAG Model.

For residential land uses, the conversion from acres to residential units involved developing an overall conversion factor to determine the percentage of the site that would be developed. Population for each of the residential land use types was assumed to be in the range of 2.3 to 3.0 people per unit depending on the location within the City, a reasonable range that reflects the Citywide average household size of 2.77 people per household (pph) from the 2020 census. However, existing socio-economic distributions were maintained.



For non-residential land uses, such as commercial retail, office, and manufacturing among others, employment per square footage ratios based on the General Plan EIR 2010 were used to convert the zoning into employees, the non-residential input for the travel demand model.

The resultant land use data was coded into the SCAG Model for analysis. Generally speaking, for VMT analysis purposes this represented three broad land use categories:

- Residential;
- Employee-Based VMT (land uses where the principal source of VMT relates to worker commutes); and
- Retail uses (where the primary source of VMT is customer-based).

Table IV.M-3, Total Employment Square Footage and Household Gains, summarizes the total changes in households and employment square footage which are projected to occur on the housing opportunity sites between 2021 and 2040, both with and without the GPU, by TAZ.

Table IV.M-3
Total Employment Square Footage and Household Gains

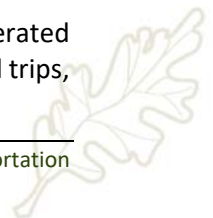
TAZ	2040 Without GPU		2040 With GPU	
	Households	Employment (sq.ft.)	Households	Employment (sq.ft.)
20213100	188	2,052	322	165
20214100	0	0	0	0
20214200	22	57	363	328
20214300	0	0	0	0
20214400	0	0	0	0
20214500	0	0	0	0
20214600	0	0	0	0
20215100	22	640	411	183
20215200	0	6	0	0
20215300	0	0	0	0
20216200	260	1,636	1,209	754
20217200	23	0	0	0
20217300	7	782	44	0
20217400	7	0	0	0
Total	529	5,186	2,348	1,430

The reduction in employment-based square footage between the with GPU and without GPU scenarios reflects the future re-zoning of commercial sites to residential, as an implementation of the GPU.

3) VMT Analysis

As described in the City of Agoura Hills Transportation Assessment Guidelines, VMT significance thresholds are based on land use type, broadly categorized as efficiency and net change metrics. Efficiency metrics include VMT/Capita (Residential) and Work VMT/employee (Employee-Based VMT), which are described below. Net Change is describe later in this section.

The calculation of VMT efficiency metrics considers two components – the total number of trips generated and the average trip length of each vehicle. As the GPU includes both residential and non-residential trips,



trip productions and attractions were used from the all home-based trip purposes and home-based-work trip purpose matrices, respectively. Using the peak and off-peak person trip matrices, skim (distances) matrices and appropriate occupancy rates, VMT was calculated for the General Plan TAZs. **Table IV.M-4, Project VMT Impact Evaluation – Efficiency Metrics**, shows the efficiency metric results for the analysis scenarios and analysis years 2029 and 2035. The analysis year 2029 represents the time frame for potential housing development to occur under the GPU (i.e., 2021-2029 corresponding to the time frame of 6th Cycle Housing Element). The analysis year 2035 represents the General Plan 2010 Horizon Year, which is also the Horizon Year for the revisions to the General Plan 2010 Elements which are included in the GPU. Efficiency metrics for years 2029 and 2035 were derived using linear interpolation.

VMT Performance is provided to indicate if the scenario's efficiency metrics exceed the City's threshold. A positive value means the scenario exceeds the City's VMT thresholds. A negative value means the scenario is below the City's VMT threshold. The VMT performance value represents the amount of VMT reduction required to meet the City's VMT threshold.

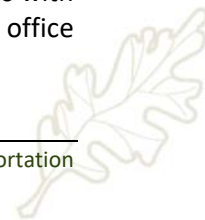
Table IV.M-4
Project VMT Impact Evaluation – Efficiency Metrics

Analysis Scenario	Residential Land Use		Office Land Use	
	Residential VMT/Cap	VMT Performance	Employment VMT/Emp	VMT Performance
City of Agoura Hills Thresholds 2016	16.8	-	18.7	-
Existing Conditions (2016)	19.8	-	22.0	-
Without GPU Conditions (2029)	18.4	+9.8%	19.2	+2.6%
With GPU Conditions (2029)	18.6	+10.4%	19.2	+2.6%
Without GPU Conditions (2035)	17.8	+6.1%	17.9	-4.4%
With GPU Conditions (2035)	18.0	+7.0%	17.9	-4.4%
SCAG Horizon Year Without GPU Conditions (2040)	17.3	+3.0%	16.8	-10.2%
SCAG Horizon Year With GPU Conditions (2040)	17.5	+4.2%	16.8	-10.2%

Note: VMT Performance above zero is a significant impact.

Based on the results in **Table IV.M-4, Project VMT Impact Evaluation – Efficiency Metrics** and the City of Agoura Hills Transportation Assessment Guidelines, the following initial unmitigated results were identified:

- The residential land uses in aggregate exceed the residential VMT/capita threshold under 2029, 2035, and 2040 with and without project scenarios. The GPU is determined to have a potentially significant transportation impact for residential development.
- The office land uses exceed the office VMT/employee threshold under 2029 with and without project scenarios. A significant transportation impact for office land use development would occur in 2029. However, this impact is attributable to projected growth in office land uses that would occur under the General Plan 2010 buildout alone, as the GPU does not include any office uses. The office land uses do not exceed the office VMT/employee threshold under 2035 and 2040 with and without project scenarios. The GPU would not result in significant traffic impacts for office development under all scenarios.



- Local-serving retail under 50,000 square feet per store, per the City of Agoura Hills Transportation Assessment Guidelines as well as OPR Guidelines,⁴ is presumed to not have a finding of a significant impact. As previously discussed, retail land uses typically redistribute shopping trips (i.e., shorten existing trips) rather than generate new trips.
- Regional-serving retail or other unique land uses will need to be evaluated on their own merits as detailed project descriptions become available in the future. However, any impacts related to these uses would be attributable to development that would occur under the General Plan 2010 buildout alone, as the GPU does not include any of these uses.

For informational purposes, total VMT and Net Change resulting from the proposed General Plan Update land uses was also determined. “Net Change” refers to the net change in regional VMT. “Net Change” is used for elements that include a significant customer base, such as retail uses, although it can extend to a variety of uses that have similar characteristics. These VMT calculations relied on two components of the model – the total number of vehicle trips generated from all land uses and the average trip length of each vehicle. As the City of Agoura Hills’ net change threshold is based on the regional total, both trip attractions and productions were used from all the trip purposes in the entire SCAG model region. Using the peak and off-peak person trip matrices, skim (distances) matrices and appropriate occupancy rates, VMT was calculated for the SCAG region. **Table IV.M-5, Total VMT Evaluation**, summarizes the estimated total average daily weekday VMT for all the land uses within the SCAG region for the analysis scenarios.

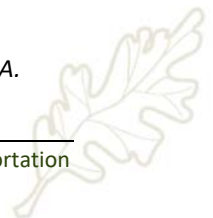
**Table IV.M-5
Total VMT Evaluation**

Analysis Scenario	Total Regional VMT
Existing Conditions	80,054,029
2040 Without GPU Conditions	85,731,155
2040 With GPU Conditions	85,740,630

4) VMT Reduction

For the 2029, 2035 and 2040 scenarios where the residential VMT metric exceeds the significance threshold as a result of the GPU, a set of transportation demand management (TDM) strategies are available to reduce the Project VMT to below the significance threshold. These strategies are contained within the City of Agoura Hills Transportation Assessment Guidelines, which provide seven parent strategies: (1) Parking, (2) Transit, (3) Communication & Information, (4) Commuting, (5) Shared Mobility, (6) Bicycle Infrastructure, and (7) Neighborhood Enhancement. **Table IV.M-6, Transportation Demand Management Strategies and Maximum VMT Reduction**, shows the list of VMT-reducing TDM measures and their general descriptions, along with the potential VMT reductions identified by the California Air Pollution Control Officers Association (CAPCOA) that would be associated with each TDM strategy. **Table IV.M-6, Transportation Demand Management Strategies and Maximum VMT Reduction**, also provides the City of Agoura Hills’ recommended maximum VMT reduction for each TDM strategy and the appropriate land uses to apply the TDM. These strategies would be applied to individual development projects occurring under the GPU through application of the City’s requirement that a VMT study be

⁴ Office of Planning and Research. (2018). *Technical Advisory on Evaluating Transportation Impacts in CEQA*.



prepared for each project under the City code and objective standards for processing by-right projects under the AHO (see Section III. Project Description for the objective transportation standards).

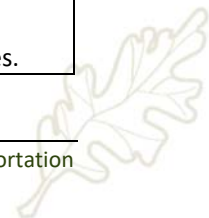
**Table IV.M-6
Transportation Demand Management Strategies and Maximum VMT Reduction**

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
Parking Strategies	Unbundle Parking Unbundles parking costs from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost.	2.6 – 13% VMT reduction ¹	5% maximum VMT reduction Appropriate Residential Projects Complimentary strategy is residential area parking permits
	Parking Cash-Out Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. The higher the cash payment, the higher the reduction.	0.6 – 7.7% VMT reduction ²	5% maximum VMT reduction Appropriate for Office Projects with paid parking
	Residential Area Parking Permits Implementation of residential permit parking zones for long-term use of on-street parking in residential areas.	Group with unbundle parking strategy ³ 0.09-0.36% VMT reduction ⁴	2.5% maximum VMT reduction Appropriate for specific or general plans
Transit Strategies	Reduce Transit Headways Makes transit service more appealing by reducing headways ⁵ and reducing overall transit trip time.	0.02 – 2.5% VMT reduction ⁶	3% maximum VMT reduction Appropriate for specific or general plans
	Transit Rerouting Coordinate with local transit agency to provide or reroute existing transit services near the site.	0.1 – 8.2% VMT reduction ⁷	3% maximum VMT reduction Appropriate for specific or general plans
	Transit Stops Coordinate with local transit agency to provide bus stop near the site.	0.1 – 8.2% VMT reduction ⁸	3% maximum VMT reduction Appropriate for specific or general plans
	Safe and Well-Lit Access to Transit Enhance the route for people walking or bicycling to nearby transit (typically off-site).	Group with reduce transit headways, transit rerouting, transit stops ⁹	0.1% maximum VMT reduction Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land uses. Complimentary strategies include reduce transit



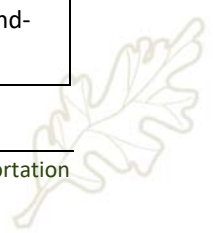
**Table IV.M-6
Transportation Demand Management Strategies and Maximum VMT Reduction**

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
			headways, transit rerouting, transit stops.
	<p>Implement Neighborhood Shuttle Implement project-operated or project-sponsored neighborhood shuttle serving residents, employees, and visitors of the project site</p>	0.3-13.4% VMT reduction ¹⁰	<p>3% maximum VMT reduction</p> <p>Appropriate for large residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p> <p>Complimentary strategies include reduce transit headways, transit rerouting, transit stops.</p>
	<p>Transit Subsidies Involves the subsidization of transit fare for residents and employees of the project site. This strategy assumes transit service is already present in the project area.</p>	0.3-20.0% VMT reduction ¹¹	<p>5% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land uses</p>
Communication & Information Strategies	<p>Promotions & Marketing Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials.</p>	0.8 – 4% VMT reduction ¹²	<p>4% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p>
Commuting Strategies	<p>Required Commute Trip Reduction Program Employee-focused travel behavior change program that targets individuals’ attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits.</p>	4.2 – 21% VMT reduction ¹³	<p>15% maximum VMT reduction</p> <p>Reduction for a combined set of the following strategies: employer vanpool, emergency ride home, alternative work schedule, promotions & marketing, transit subsidies, end of trip bicycle facilities, and parking cash-out.</p> <p>Appropriate for office and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p>



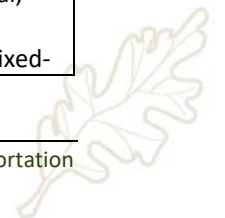
**Table IV.M-6
Transportation Demand Management Strategies and Maximum VMT Reduction**

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
	<p>Employer Sponsored Vanpool or Shuttle Implementation of employer-sponsored employee vanpool or shuttle providing new opportunities for access to connect employees to the project site.</p>	0.3 – 13.4% VMT reduction ¹⁴	10% maximum VMT reduction Appropriate for office and industrial projects or a mixed-use project with a combination of the aforementioned land-uses.
	<p>Emergency Ride Home Program Provides an occasional subsidized ride to commuters who use alternative modes. Guaranteed ride home for people if they need to go home in the middle of the day due to an emergency or stay late and need a ride at a time when transit service is not available.</p>	1.0-6.2% VMT reduction ¹⁵	2% maximum VMT reduction Appropriate for office and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
	<p>Alternative Work Schedule Flextime, Compressed Work Week, and staggered shifts</p>	0.07-5.50% VMT reduction ¹⁶	5% maximum VMT reduction Appropriate for office, retail, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
	<p>Telework (Telecommuting, Distance-Learning, etc.) Use of telecommunications as a substitute for physical travel.</p>	0.07-5.50% VMT reduction ¹⁷	5% maximum VMT reduction Appropriate for office, retail, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
	<p>On-site Childcare Provides on-site childcare to remove the need to drive a child to daycare at a separate location.</p>	2% VMT reduction ¹⁸	2% maximum VMT reduction Appropriate for office and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
Shared Mobility Strategies	<p>Ride-Share Program Increases vehicle occupancy by providing ride-share matching services, designating preferred parking for ride-share participants, designing adequate passenger loading/unloading and waiting areas for ride-share vehicles, and</p>	1 – 15% VMT reduction ¹⁹	15% maximum VMT reduction Appropriate for residential, retail, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.



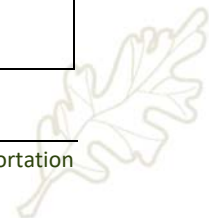
**Table IV.M-6
Transportation Demand Management Strategies and Maximum VMT Reduction**

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
	providing a website or message board to connect riders and coordinate rides		
	<p>Car Share Implement car sharing to allow people to have on-demand access to a vehicle, as-needed. This may include providing membership to an existing program located within 1/4 mile, contracting with a third-party vendor to extend membership-based service to an area, or implementing a project-specific fleet that supports the residents and employees on-site.</p>	0.4 – 0.7% VMT reduction ²⁰	<p>0.7% maximum VMT reduction</p> <p>Appropriate for residential, retail, office and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p>
	<p>Scooters Share Program Implement scooter share to allow people to have on-demand access to a scooter, as-needed.</p>		<p>0.1% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p>
	<p>School Carpool Program Implements a school carpool program to encourage ride-sharing for students.</p>	7.2 –15.8% VMT reduction ²¹	<p>15% maximum VMT reduction</p> <p>Appropriate for residential projects.</p>
Bicycle Infrastructure Strategies	<p>Bike Share Implement bike share to allow people to have on-demand access to a bicycle, as-needed.</p>	Group with implement/ improve on-street bicycle facility and bicycle end of trip facilities ²² (such as Secure Bike Parking, Showers, and Repair Station)	<p>0.25% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p> <p>Complimentary strategies include implement/improve on-street bicycle facility and bicycle end of trip facilities</p>
	<p>Implement/Improve On-street Bicycle Facility Implements or provides funding for improvements to corridors and crossings for bike networks</p>	Group with bike share and bicycle end of trip facilities ²³	<p>5% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-</p>



**Table IV.M-6
Transportation Demand Management Strategies and Maximum VMT Reduction**

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
	identified within a one-half mile buffer area of the project boundary, to support safe and comfortable bicycle travel.	(such as Secure Bike Parking, Showers, and Repair Station)	use project with any combination of the aforementioned land-uses.
	Include Secure Bike Parking, Showers, and Repair Station Implements additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel. On-site bicycle repair tools and space to use them supports on-going use of bicycles for transportation.	0.625% VMT reduction ²⁴	0.625% maximum VMT reduction Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
Neighborhood Enhancement Strategies	Traffic Calming Improvements Implements traffic calming measures throughout and around the perimeter of the project site that encourage people to walk, bike, or take transit within the development and to the development from other locations. Traffic calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, tight corner radii, traffic-calming circles, planter strips, chicanes, and others.	0.25 –1.0% VMT reduction ²⁵	1% maximum VMT reduction Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
<p>1 2010 CAPCOA Guidance PDT-2, Page 210. 2 2010 CAPCOA Guidance TRT-15, Page 266. 3 2010 CAPCOA Guidance PDT-4, Page 217. 4 Cambridge Systematics Moving Cooler: An Analysis of Transportation Strategies for Reducing Greenhouse Gas Emissions Technical Appendices. 5 Amount of time between transit vehicle arrivals at a stop. 6 2010 CAPCOA Guidance TST-4, Page 280. 7 2010 CAPCOA Guidance TST-3, Page 276. 8 2010 CAPCOA Guidance TST-3, Page 276. 9 2010 CAPCOA Guidance TST-2, Page 275. 10 2010 CAPCOA Guidance TST-6, Page 286. 11 2010 CAPCOA Guidance TST-4, Page 230. 12 2010 CAPCOA Guidance TRT-7, Page 240. 13 2010 CAPCOA Guidance TRT-2, Page 223. 14 2010 CAPCOA Guidance TRT-11, Page 253. 15 2010 CAPCOA Guidance TRT-1, Page 218. 16 2010 CAPCOA Guidance TRT-6, Page 236. 17 2010 CAPCOA Guidance TRT-6, Page 236. 18 APA The Importance of Ensuring Adequate Child Care in Planning Practice, 2011. 19 2010 CAPCOA Guidance TRT-3, Page 227. 20 2010 CAPCOA Guidance TRT-9, Page 245.</p>			



**Table IV.M-6
Transportation Demand Management Strategies and Maximum VMT Reduction**

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
	21 2010 CAPCOA Guidance TRT-10, Page 250. 22 2010 CAPCOA Guidance TRT-12, Page 256. 23 2010 CAPCOA Guidance TRT-12, Page 256. 24 2010 CAPCOA Guidance TRT-5, Page 234. 25 2010 CAPCOA Guidance SDT-2, Page 190.		

Because of the variety and potential effectiveness of VMT reductions available from the VMT strategies listed above, implementation of one or more of these strategies within each residential development project occurring under the GPU would be feasible. Project-level VMT with mitigation is calculated by applying the percent reduction to the VMT for the reduction strategies identified for each individual development project. As each individual development project achieves the required VMT reductions, the collective effect will reduce the project VMT to below the significance threshold and VMT impacts of the GPU would be less than significant with mitigation.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City’s VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would create inconsistencies or result in additional impacts with respect to VMT beyond those discussed above. Furthermore, updates to the Infrastructure and Community Services Element would implement TDM measures that would work to reduce VMT associated with future development in the City.

Comparison of Significance to the General Plan EIR 2010

Direct comparison of the findings of the General Plan EIR 2010 with the analysis of the GPU project presented in this SEIR is not possible because of the change in methodology for determining transportation impacts mandated by CEQA Guidelines section 15064.3. Based on the above, implementation of the GPU would result in less than significant impacts related to transportation, with conformance to the City’s Transportation Assessment Guidelines.

Mitigation Measures:

None required.



Impact K-3: Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

General Plan 2010 EIR Impact Conclusions

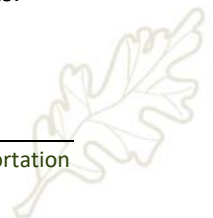
The General Plan 2010 EIR found that implementation of the 2010 General Plan Update could result in the potential intensification of existing uses that could result in increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. However, implementation of the 2010 General Plan Update and compliance with existing regulations would ensure impacts would be less than significant.

GPU Impact

Housing Sites Development

A project shall undergo further evaluation if it includes new driveways or new vehicle access points to the property from the public right-of-way (ROW) or it proposes modifications along the public ROW (i.e., street dedications). In accordance with the objective standards listed in Section III. Project Description for ministerial housing projects and procedures for discretionary review of projects, project applicants would be responsible for developing site access plans for each housing opportunity site to ensure it would not substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts, with consideration to the following factors: (1) the relative amount of pedestrian activity at opportunity site access points; (2) design features/physical configurations that affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site, and the visibility of cars to pedestrians and bicyclists; (3) the type of bicycle facilities the opportunity site driveway(s) crosses and the relative level of utilization; (4) the physical conditions of the site and surrounding area, such as curves, slopes, walks, landscaping or other barriers that could result in vehicle/pedestrian, vehicle/bicycle, or vehicle/vehicle impacts; (5) the opportunity site location, or opportunity site-related changes to the public ROW, relative to proximity to the HIN or a Safe Routes to School program area; and (6) any other conditions, including the approximate location of incompatible uses that would substantially increase a transportation hazard.

The GPU is a tool to guide development in the City and no specific development is proposed under the project. As such, details regarding future development, such as project layouts, emergency access, driveway locations, specific land uses, or actual intensities are unknown. Without such detail, it is not possible, using available traffic analysis procedures, to estimate certain types of impacts, including potential design features. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation, including state and local policies, such as the General Plan and Agoura Hills Municipal Code, requiring site-specific and project-specific recommendations for adequate driveway design or new vehicle access points to the property from the public ROW. Proper site selection and design through environmental evaluation would ensure that adverse effects from design hazards would be minimized to the extent required by federal, state, and local regulations. However, in accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts if it were to place driveways or new vehicle access points in inappropriate areas. However, all future “by-right” development would be subject to the City’s development standards (see Section III. Project Description) and application submittal requirements.



Each opportunity site either has an existing driveway or will design driveway(s) that meet the factors discussed above. Each site would be subject to the City's development standards and application submittal requirements, which would determine if the driveways are in compliance or would introduce new safety hazards at intersections or along roadway segments. Furthermore, access to each opportunity site would be designed to remain clear of hardscapes, vegetation, or signage that would impede sight lines to allow for the safest interaction between pedestrians, vehicles, and bicycles and driveways would be designed to intersect the public ROW at right angles with adequate building setback to allow pedestrians and bicyclists to observe vehicles within the driveways.

Furthermore, GPU Goal M-1, Local Circulation System, Goal M-3, Intelligent Transportation Systems, Policy M-1.4, Roadway Improvements, Policy M-1.7, Maintenance, Policy M-1.9, Development of Required Mobility Improvements, Policy M-3.1, Intelligent Transportation Systems, and Policy M-3.2, Signal Timing Optimization, provide for maintaining and enhancing existing roadways. The proposed revisions to Policy M-1.3, Level of Service Standard, would further maintain and enhance existing roadways. The General Plan Update Policy M-1.1, Safety, and Policy M-1.2, Collision Monitoring, would both increase the safety of roadways and Goal M-4, Ensuring Quality of Life, Goal M-5, Neighborhood Traffic Management, Policy M-1.5, Roadway Character, Policy M-4.1, Arterial Traffic, Policy M-4.4, Truck Routes, Policy M-4.5, Trucking Impacts, Policy M-5.1, Traffic Calming, and Policy M-5.2, Neighborhood Coordination, would balance safety and quality of life. Policy M-1.6, Freeway Access, Policy M-1.8, Timing of Improvements, Policy M-4.2, Integrated Land Use and Transportation Planning, Policy M-4.3, Traffic Control Devices, Policy M-4.6, Energy Reduction, implement efficiency of design of circulation and access. Additionally, the Policy M-2.1, Complete Streets, is intended to promote alternative modes of transportation, including the enhancement of community walkability, bicycle lanes and circulation, and transit. Therefore, when designed, each opportunity site would be required to not present any geometric design features that would substantially increase hazards related to traffic movement, mobility, or pedestrian accessibility and, thus, impacts would be considered less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would create inconsistencies nor result in cumulative impacts with respect to the identified programs, plans, policies, and ordinances. Furthermore, updates to the Infrastructure and Community Services Element would implement TDM measures and further reduce VMTs associated with future development in the City. In particular, proposed revisions to General Plan Policy M-1.3, Level of Service Standards, would further maintain and enhance existing roadways.



Comparison of Significance to the 2010 General Plan EIR

Based on the above, similar to the 2010 General Plan EIR findings, implementation of the GPU would not result in any geometric design features that would substantially increase hazards related to traffic movement, mobility, or pedestrian accessibility and impacts would be less than significant.

Mitigation Measures:

None required.

<p><i>Impact K-4: Would the project result in inadequate emergency access?</i></p>
--

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that implementation of the General Plan 2010 had the potential to result in an impact that would cause inadequate emergency access. However, implementation of the General Plan 2010 and compliance with existing regulations would ensure impacts would be less than significant.

GPU Impact

Housing Sites Development

The GPU does not identify any site-specific development plans. As such, details regarding future development, such as project layouts, emergency access, driveway locations, specific land uses, or actual intensities are unknown. Without such detail, it is not possible, using available traffic analysis procedures, to estimate certain types of impacts, including potential design features, such as emergency access. Therefore, ongoing development proposals must be reviewed on a case-by-case basis as they arise, and as site specific details become known. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection and environmental evaluation, including state and local policies, such as the General Plan and Agoura Hills Municipal Code, requiring site-specific and project-specific recommendations. As described in Article III, Chapter 1 of the Agoura Hills Municipal Code, the Fire Prevention Regulations of the City of Agoura Hills have provisions that include construction standards for new structures and remodels, road configuration design standards to accommodate fire equipment, and requirements for minimum fire flow rates for water mains.

In accordance with the AHO, some future residential development may be eligible for “by-right,” ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts if it were to design projects with inadequate emergency access. However, all future “by-right” development would be subject to the City’s development standards listed in Section III. Project Description, including the Fire Prevention Regulations of the City of Agoura Hills, and application submittal requirements.

Furthermore, GPU Goal M-1.1, Local Circulation System, Policy M-1.1, Safety, and Policy M-1.2, Collision Monitoring, aim to improve and provide adequate access for uses within the City, including for emergencies. GPU and all subsequent development projects would be required to comply with applicable Agoura Hills Municipal Code and Fire Code requirements regarding emergency access. Compliance with all applicable laws would ensure that all potential impacts would be less than significant.



Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would create inconsistencies nor result in cumulative impacts with respect to the identified programs, plans, policies, and ordinances.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in inconsistencies or in impacts with respect to emergency access and impacts would be less than significant.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

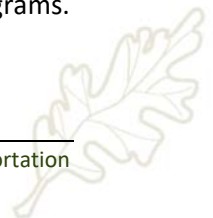
General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined the analysis of Future (Year 2035) with the General Plan 2010 is based on growth in traffic over a 25-year period, including regional background growth on regional CMP freeway and arterial segments. While the majority of impacts discussed were determined to be less than significant, cumulative impacts associated with volumes on local roadways were determined to be significant and unavoidable.

GPU Impact

Housing Sites Development

The geographic scope for traffic includes cumulative growth projections for Agoura Hills that are reflected in the SCAG RTP/SCS. Past projects in Agoura Hills have converted undeveloped land to urban uses resulting in residential and employment population increases and associated demand for expansions of roadway systems. The contribution of these past projects to area growth is also reflected in the SCAG RTP/SCS. The 2020-2045 RTP/SCS provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play, and how they will move around. Safe, secure, and efficient transportation systems will provide improved access to opportunities, such as jobs, education, and healthcare. SCAG utilizes an integrated analytical framework to develop growth projections, travel forecasts, and emissions estimates to support the region's various planning programs.



In addition, SCAG also maintains a robust subregional modeling and data service program that is essential to the analysis of many of the region's projects and programs.

To assess the effects of potential land use changes on the transportation system, the regional travel demand model of the SCAG has been applied. The SCAG model covers the six county areas (Los Angeles plus Orange, Ventura, Riverside, San Bernardino and Imperial counties). Thus, the model is the appropriate tool to test changes in land uses in the region and to also take into account changes and growth in the surrounding city areas. Because the modeling used for the traffic analyses contained in this section incorporates SCAG's regional growth projections, the analyses assess the traffic impacts of all cumulative development reasonably anticipated by Year 2040, not including the GPU. As discussed above, when the growth associated with the GPU is added to projected Citywide growth, the residential land uses in aggregate exceed the residential VMT/capita threshold under 2029, 2035, and 2040 with and without project scenarios. Therefore, the GPU is determined to have a significant transportation impact for residential development. The GPU does not include any new land uses other than residential. Therefore, the GPU would not have any potential to contribute to cumulative transportation impacts related to office, retail and other land uses.

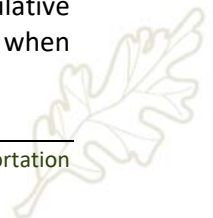
Future developers/project applicants would contribute their fair share to regional programs, as applicable, including application of the City's approved TDM strategies for the residential land uses, which could in turn reduce a project's VMT to below the significance threshold. However, if these programs are not implemented, the cumulative transportation and traffic impacts would remain cumulatively significant and unavoidable.

Other Updates to General Plan Elements

Adoption of the Housing Element 2021-2029 Update and associated Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Element updates would not create conflicts pertaining to traffic.

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Furthermore, updates to the Infrastructure and Community Services Element would implement TDM measures and further reduce VMTs associated with future development in the City. In particular, proposed revisions to General Plan Policy M-1.3, Level of Service Standards, Policy M-1.10, Transportation Demand Management, Goal M-6, Alternative Transportation, and Policy M-6.7, Vehicle Miles Traveled, would further reduce potential impacts related to inconsistencies with respect to the identified programs, plans, policies, and ordinances.

Regardless, while the majority of impacts discussed above would be less than significant, cumulative impacts associated with volumes on local roadways would be significant and unavoidable because when



the growth associated with the GPU is added to projected Citywide growth, the residential land uses in aggregate exceed the residential VMT/capita threshold under 2029, 2035, and 2040 with and without project scenarios.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU goals and policies and application of all local, state, and federal regulations pertaining to traffic, cumulative transportation impacts of the GPU would be significant and unavoidable.

Mitigation Measures:

No additional feasible mitigation measures are available to further reduce impacts in regards to increased residential traffic.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts of the GPU with respect to transportation would be less than significant. The GPU would contribute to significant and unavoidable regional transportation impacts when considered in conjunction with projected regional growth.



IV. ENVIRONMENTAL IMPACT ANALYSIS

N.1 UTILITIES – WATER

1. INTRODUCTION

This section of the SEIR describes the City of Agoura Hills’s existing water system and provides information on local water conservation initiatives. The section also identifies and describes applicable local, regional, and state policies. Data for this section were taken from the City’s Public Works Department, the Las Virgenes Municipal Water District (LVMWD), 2020 Urban Water Management Plan (UWMP), 2014 Integrated Water System Master Plan Update (IWSMPU), 2014 Recycled Water System Master Plan Update (RWSMPU), Agoura Village Specific Plan EIR, City of Agoura Hills General Plan, and the California Water Code.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would increase the demand for water treatment. However, the General Plan 2010 would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts. As such, the General Plan EIR 2010 determined that implementation of the General Plan 2010 would have less than significant on water delivery infrastructure.

The General Plan EIR 2010 determined the General Plan 2010 would result in an increase in water demand. However, existing water supply entitlements and resources were sufficient to serve the implementation of the General Plan 2010. New or expanded entitlements were not needed. Therefore, water supply impacts were determined to be less than significant under buildout of the General Plan 2010.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Water Sources*

The Las Virgenes Municipal Water District (LVMWD) owns and operates a potable water system that serves the cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, as well as unincorporated areas in the western portions of Los Angeles County near Ventura County. The total service area of the District covers approximately 122 square miles, with topography varying from a few feet above sea level to elevations exceeding 2,500 feet. The topography and geography of the District have resulted in a complex delivery system, including a 12-million gallons per day (mgd) potable water filtration plant (Tapia Water Reclamation Plant), the Las Virgenes Reservoir 9,500 acre-feet open storage reservoir, 25 storage



tanks, 24 pump stations, and about 400 miles of water mains. LVMWD’s recycled water distribution system consists of 62 miles of pipelines, 3 storage tanks, 3 open reservoirs, and 4 pump stations.¹

The LVMWD has four sources of water supply:

1. Imported treated, potable water from the Metropolitan Water District of Southern California (MWD) and Ventura County Waterworks District (VCWWD);
2. Recycled water from the Tapia Water Recycling Facility (TWRF);
3. Groundwater from the Thousand Oaks Area Basin (currently used only to supplement the recycled water system); and
4. Surface water runoff to Las Virgenes Reservoir.²

Due to its location in the Santa Monica Mountains and its coverage of nearly 80,000 acres, LVMWD has very limited natural water resources. However, LVMWD provides aggressive recycled water infrastructure to increase water reliability, as well as promote and implement water conservation methods. Recent and projected water supplies from imported water, recycled water, and groundwater are shown in **Table IV.N.1-1, Recent and Projected Water Supply (AFY)**.

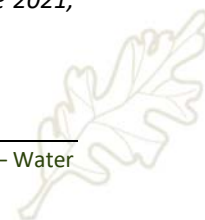
**Table IV.N.1-1
Recent and Projected Water Supply (AFY)**

Source	Year					
	2020	2025	2030	2035	2040	2045
Purchased/Imported ¹	20,817	19,190	17,146	18,263	19,444	20,692
Supply from Storage ²	0	0	3,100	3,100	3,100	3,100
Recycled	5,560	3,995	3,995	3,995	3,995	3,995
Groundwater	229	310	310	310	310	310
Total Water Supply	26,606	23,495	24,551	25,668	26,849	28,097

Notes:
 1 LVMWD purchases a small amount of treated imported water from the City of Simi Valley/Ventura County Waterworks District No. 8, Ventura County Waterworks District No. 17 and a connection to the City of Los Angeles Department of Water and Power.
 2 Pure Water Project-Las Virgenes Reservoir. To help meet future demands, the District has recently completed several projects and has multiple projects in design, most notably its Pure Water Project-Las Virgenes Project, which will treat excess tertiary recycled water until it reaches drinking water standards.
 Source: Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021.

¹ Las Virgenes Municipal Water District, *Bringing Water Service Full Circle*, July 2018, <https://www.lvmwd.com/home/showpublisheddocument/707/637056973847670000>, accessed December 2021.

² City of Agoura Hills, *Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021*, page 6.1.



a) Imported Water

The Metropolitan Water District (MWD) was formed in 1928 by thirteen Southern California cities to acquire and manage a water supply to promote economic development. The MWD imports water from northern California through the State Water Project (SWP), which is stored at Castaic Lake. Currently, LVMWD receives SWP water from the northern California supply system originating from the Sacramento-San Joaquin Bay-Delta that is delivered to the service area by MWD. The imported water is treated at the Joseph Jensen Filtration Plant (Jensen Filtration Plant) in Granada Hills.³ Jensen Filtration Plant sits at an elevation of 1,290 feet in the foothills of the Santa Susana Mountains and water filtered through the plant originates in northern California's mountains, rivers, and streams. The plant has the capacity to deliver up to 750 million gallons per day (mgd).⁴ Additional future expansion could increase capacity to 1,000 mgd. With a current capacity of 750 mgd, Jensen typically operates with a minimum flow of 100 mgd, but has operated as high as 610 mgd over the past eight years.

The overwhelming majority of the LVMWD's water comes directly from the MWD. However, LVMWD also receives on average approximately 174 acre feet per year (AFY) of treated water from the City of Simi Valley and the Ventura County Waterworks District, and has contract agreements to purchase surplus water when available.⁵ The inter-tie connections with these agencies provide potable water to small communities in the hills west of the San Fernando Valley. Although the water comes from a different network, its ultimate source is the MWD.

The LVMWD does not have a set water allocation from the MWD. Instead, the amount of water allotted to the LVMWD from the MWD is based on long-term (usually 3 to 5 year) demand projections from the LVMWD. These projections are based on buildout projections in the LVMWD's Water Master Plan, which in turn are based on cumulative buildout of the jurisdictions served by the LVMWD.⁶

b) Recycled Water

Recycled, or reclaimed, water is produced at the Tapia Wastewater Reclamation Facility (TWRP). In 2020, LVMWD supplied a total of 20,817 acre feet (AF) from imported potable water, about 78 percent of the total water supply including recycled water.⁷ Most of this recycled water is consumed in the summer when irrigation demands are high. Therefore, recycled water is a major source of water for LVMWD and will continue to be a vital source into the future. Within the City of Agoura Hills, reclaimed water lines are located along Agoura Road, Thousand Oaks Boulevard, and Kanan Road. This water is used to irrigate

³ City of Agoura Hills, *Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, page 6.4.*

⁴ Metropolitan Water District of Southern California, *Joseph Jensen Treatment Plant*, <https://www.lvmwd.com/education/the-journey-your-water-takes/mwd-s-jensen-water-treatment-plant>, accessed December 2021.

⁵ City of Agoura Hills, *Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, Table 6-C.*

⁶ City of Agoura Hills, *Planning and Community Development Department. Agoura Village Specific Plan Final Environmental Impact Report, March 2006.*

⁷ City of Agoura Hills, *Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, page 4.1.*



street medians and landscape planters of all public facilities and private facilities where possible. The LVMWD is currently planning an expansion of its recycled water pipeline system, including within the City of Agoura Hills. Expansion would include installing pipes along Agoura Road, extending westward from Lewis Road towards Ladyface Circle.⁸

c) Groundwater

Groundwater within the City of Agoura Hills and surrounding areas occurs primarily within the alluvium and the permeable, weathered, or fractured portions of the underlying bedrock formations. The groundwater is primarily unconfined, although multiple or localized, shallow perched water zones may be present. Depths to the water table, primarily in the major canyons, have ranged from about 20 feet to more than 240 feet during the early 1960s and 1970s, based on available well records.

Groundwater underlying LVMWD's service area is of poor quality and is not currently used for the potable water system. However, it is used to augment supplies for the recycled water system. The LVMWD operates two wells in the Thousand Oaks Area Groundwater Basin: Westlake Well 1 and Westlake Well 2. In 2020, LVMWD supplied about 299 AF of groundwater for non-potable use, about one percent of the total water supply.⁹

d) Surface Water

There are no significant surface water sources in the service area. The Las Virgenes Reservoir serves as a balancing and emergency storage reservoir with imported water withdrawn and replenished as needed. While the reservoir's watershed area does not supply a significant source of water in most years, it provides runoff sufficient to offset evaporative losses. In wet years, significant inventories can be realized.

2) Water Distribution System

The Agoura Hills water distribution system is operated by the LVMWD. The system consists of a complex system of pumps, pressure zones, supply connections, and reservoirs/tanks. There are 22 main pressure zones created by numerous facilities. The topography plays a large role in the complexity of the water delivery system of the District.¹⁰ Proposed improvements include upgrades to transmission pipelines that will enable additional utilization of the recycled water system though supplement from potable sources.¹¹

3) Water Demand and Supply

As noted in the 2020 Urban Water Management Plan (UWMP), water use within the LVMWD depends on land use, population, types of water fixtures, water loss, irrigation, and availability. Changes in demand would be affected by changes in the type and intensity of land uses, household size, population growth, landscape areas, rainfall, and conservation efforts. In making its projections regarding future water

⁸ Las Virgenes Municipal Water District. 2014 Recycled Water System Master Plan Update. June 19, 2014.

⁹ City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, page 4.1.

¹⁰ Las Virgenes Municipal Water District. 2014 Integrated Master Plan Update. June 23, 2014, page 5.

¹¹ Las Virgenes Municipal Water District. 2014 Integrated Master Plan Update. June 23, 2014, page 6.



demand in the 2020 UWMP, the LVMWD relied on statistics compiled from a review of billing records in the LVMWD service area from the years 2016 through 2020.¹²

The LVMWD water system provides water to a variety of different end users. In 2020, Single-Family Residential accounted for the most water use by sector in the LVMWD, utilizing 77 percent of the total water use. The next largest water user by sector was Commercial, which consumed 7.8 percent of the total water use. The remaining 15.2 percent showed Multi-Family Residential, Landscape, and Recycled Water usage.¹³

Table IV.N.1-2, LVMWD Water Supply and Demand Comparison (AFY), identifies the projected supply and demand through year 2045, as well as the difference between the two scenarios. **Table IV.N.1-2, LVMWD Water Supply and Demand Comparison (AFY)**, demonstrates that in average precipitation years the LVMWD has sufficient water to meet its customer’s needs through 2045.

**Table IV.N.1-2
LVMWD Water Supply and Demand Comparison (AFY)**

Source	Year				
	2025	2030	2035	2040	2045
Water Supply	23,495	24,551	25,668	26,849	28,097
Water Demand	19,190	20,246	21,363	22,544	23,792
Difference	4,305	4,305	4,305	4,305	4,305
<i>Source: City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, Table 4-2.</i>					

a) Water Conservation

On August 11, 2015 the LVMWD adopted the Water District Code to promote climate adaptive and native plants, to establish water conservation maintenance practices, and to establish a structure for designing, installing, and maintaining water efficient landscapes in new projects.¹⁴ The LVMWD’s Water District Code requires that developers install water efficient plumbing fixtures, such as low flow toilets and showerheads, in new developments. The City utilizes reclaimed wastewater provided by the LVMWD to irrigate public lands where feasible, and encourages the use of reclaimed water, drought resistant landscaping, and water efficient irrigation in both public and private development projects to reduce overall City water use.

b) Existing Deficiencies and Planned Improvements

There are storage deficits in eight pressure zones that currently have water deficiencies totaling 6.25 million gallons, as identified in the 2014 IWSMPU.¹⁵ Tank deficiencies at these facilities indicate that not

¹² City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021.

¹³ City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, Table 4-1.

¹⁴ Las Virgenes Municipal Water District. Las Virgenes Municipal Water District Code, April 15, 2021.

¹⁵ Las Virgenes Municipal Water District. 2014 Integrated Master Plan Update. June 23, 2014, Table 4-4.



enough water is available at certain distribution points in the system, but does not mean that supplies are deficient at the original source. These local distribution deficits are overcome with additional pumping from main supply facilities and do not indicate a system-wide shortage. Within the 2014 IWSMPU, a number of improvements are recommended for future build out, including the expansion of the Westlake Filtration Plant and modernization of the Westlake Pump Station. In addition to system improvements to meet capacity needs or regulatory requirements, additional improvements will be required over the next few decades because the infrastructure is aging and portions will wear out. Pumps, control systems, compressors, blowers, and other equipment all have finite lives counted in years, not decades. In the future, replacement and rehabilitation projects will likely be the primary elements of infrastructure investments, with an emphasis on energy conservation and resource sustainability.¹⁶

4) Housing Element Housing Opportunity Sites

Sites A, B, C, E, and I

Sites A, B, C, E, and I are located within the Agoura Village Specific Plan and are currently undeveloped. Because no land uses requiring water supply are currently located on Sites A, B, C, E, and I, the sites may not be currently served by existing onsite water supply infrastructure. However, existing offsite water mains are available for connection along Agoura Road.

Sites G, J, and K

Sites G, J, and K are located within the Agoura Village Specific Plan and are currently developed with commercial uses. Sites G, J, and K are currently served by existing onsite water supply infrastructure.

Sites O, P, and Q

Sites O, P, and Q are currently developed with shopping centers. Sites O, P, and Q are currently served by existing onsite water supply infrastructure.

Sites D, F, H, M, S and R

Sites D, F, H, M, S and R are currently undeveloped. Because no land uses requiring water supply are currently located on Sites D, F, H, M, and R, the sites may not be currently served by existing onsite water supply infrastructure. However there are existing offsite water mains available for connection along the adjacent roadways.

Sites L, N, and T

Sites L, N, and T are currently developed with commercial uses. Sites L, N, and T are currently served by existing onsite water supply infrastructure.

¹⁶ *Las Virgenes Municipal Water District. 2014 Integrated Master Plan Update. June 23, 2014.*



B. Regulatory Setting

1) *Federal*

a) *Clean Water Act (1972)*

The federal Clean Water Act (CWA), 33 U.S.C. §1251 et seq.) establishes regulatory requirements for potable water supplies, including treated water quality criteria.¹⁷ The LVMWD is required to monitor water quality and conform to the regulatory requirements of the CWA.

b) *Safe Drinking Water Act (1974)*

The Federal Safe Drinking Water Act (SDWA) establishes standards for contaminants in drinking water supplies.¹⁸ Maximum contaminant levels and treatment techniques are established for each of the contaminants. The listed contaminants include metals, nitrates, asbestos, total dissolved solids, and microbes. These standards are discussed further in **Section IV.G, Hydrology and Water Quality**, of this SEIR.

2) *State*

a) *Safe Drinking Water Act (1974)*

California enacted its own Safe Drinking Water Act (CASDWA).¹⁹ The California Department of Public Health (CDPH) has been granted primary enforcement responsibility for the CASDWA. Title 22 of the California Administrative Code establishes CDPH authority, and stipulates drinking water quality and monitoring standards. These standards are equal to, or more stringent than, federal standards.

b) *California Urban Water Management Act*

The California Urban Water Management Planning Act (Water Code, Section 10610, et seq.) addresses several state policies regarding water conservation and the development of water management plans to ensure the efficient use of available supplies. The California Urban Water Management Planning Act also requires Urban Water Suppliers to develop Urban Water Management Plans (UWMPs) every five years to identify short-term and long-term demand management measures to meet growing water demands during normal, dry, and multiple-dry years. Urban Water Suppliers are defined as water suppliers that either serve more than 3,000 customers or provide more than 3,000 acre-feet per year (af/y) of water to customers.

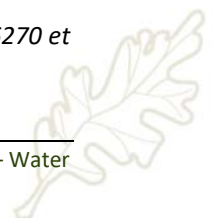
c) *Senate Bill 610, Senate Bill 221, and Senate Bill 7*

Two of the state laws addressing the assessment of water supply necessary to serve large-scale development projects, Senate Bill (SB) 610 and SB 221, became effective January 1, 2002. SB 610, codified

¹⁷ *Clean Water Act, 33 U.S.C. §1251 et seq.*

¹⁸ *Safe Drinking Water Act, 42 U.S.C. §300f et seq.*

¹⁹ *California Safe Drinking Water Act, Health and Safety Code, Division 104, Part 12, Chapter 4, Section 116270 et seq.*



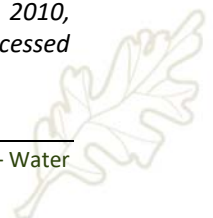
in Water Code Sections 10910-10915, specifies the requirements for water supply assessments (WSAs) and their role in the California Environmental Quality Act (CEQA) process, and defines the role UWMPs play in the WSA process. SB 610 requires that, for projects subject to CEQA that meet specific size criteria, the water supplier prepare WSAs that determine whether the water supplier has sufficient water resources to serve the projected water demands associated with the projects. SB 610 provides specific guidance regarding how future supplies are to be calculated in the WSAs where an applicable UWMP has been prepared. Specifically, a WSA must identify existing water supply entitlements, water rights, or water service contracts held by the public water system, and prior years' actual water deliveries received by the public water system. In addition, the WSA must address water supplies over a 20-year period and consider normal, single-dry, and multiple-dry year conditions. In accordance with SB 610, projects for which a WSA must be prepared are those subject to CEQA that meet any of the following criteria:

- Residential developments of more than 500 dwelling units;
- Shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons;
- Commercial office buildings of more than 250,000 square feet of floor space or employing more than 1,000 persons;
- Hotel or motels, or both, having more than 500 rooms;
- Proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons;
- Mixed-use projects that falls in one or more of the above-identified categories; or
- A project not falling in one of the above-identified categories but that would demand water equal or greater to a 500 dwelling-unit project.

The WSA must be approved by the public water supplier serving the project at a regular or special meeting and must be incorporated into the CEQA document. The lead agency must then make certain findings related to water supply based on the WSA.

In addition, under SB 610, a water supplier responsible for the preparation and periodic updating of an UWMP must describe the water supply projects and programs that may be undertaken to meet the total project water use of the service area. If groundwater is identified as a source of water available to the supplier, the following additional information must be included in the UWMP: (1) a groundwater management plan; (2) a description of the groundwater basin(s) to be used and the water use adjudication rights, if any; (3) a description and analysis of groundwater use in the past 5 years; and (4) a discussion of the sufficiency of the groundwater that is projected to be pumped by the supplier. Enacted on November 10, 2009, SB 7 mandates new water conservation goals for UWMPs, requiring Urban Water Suppliers to achieve a 20 percent per capita water consumption reduction by the year 2020 statewide, as described in the "20 x 2020" State Water Conservation Plan.²⁰ As such, each updated UWMP must now incorporate a description of how each respective urban water supplier will quantitatively implement this water

²⁰ California State Water Resources Control Board, *20 x 2020 Water Conservation Plan, February 2010*, https://www.waterboards.ca.gov/water_issues/hot_topics/20x2020/docs/20x2020plan.pdf, accessed December 2021.



conservation mandate, which requirements in turn must be taken into consideration in preparing and adopting WSAs under SB 610.

Senate Bill 221 also addresses water supply in the land use approval process for large residential subdivision projects. However, unlike SB 610 WSAs, which are prepared at the beginning of a planning process, SB 221-required Water Supply Verification (WSV) is prepared at the end of the planning process for such projects. Under SB 221, a water supplier must prepare and adopt a WSV indicating sufficient water supply is available to serve a proposed subdivision, or the local agency must make a specific finding that sufficient water supplies are or will be available prior to completion of a project, as part of the conditions for the approval of a final subdivision map. SB 221 specifically applies to residential subdivisions of 500 units or more. However, Government Code Section 66473.7(i) exempts "...any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses; or where the immediate contiguous properties surrounding the residential project site are, or previously have been, developed for urban uses; or housing projects that are exclusively for very low and low-income households."

d) Senate Bill X7-7 – Water Conservation Act

Senate Bill X7-7 (Water Conservation Act of 2009), codified in the California Water Code Section 10608, requires all water suppliers to increase water use efficiency.

Enacted in 2009, this legislation sets an overall goal of reducing per capita urban water use, compared to 2009 use, by 20 percent by December 31, 2020. The State of California was required to make incremental progress towards this goal by reducing per capita water use by at least 10 percent on or before December 31, 2015. Monthly statewide potable water savings reached 25.1 percent in February 2017 as compared to that in February 2013.²¹ Cumulative statewide savings from June 2015 through February 2017 were estimated at 22.5 percent.²² Following a multi-year drought and improvements to hydrologic conditions, statewide potable water savings reached 14.7 percent in August 2017 as compared to August 2013 potable water production.²³

e) Sustainable Groundwater Management Act of 2014²⁴

The Sustainable Groundwater Management Act (SGMA) of 2014, passed in September 2014, is a comprehensive three-bill package that provides a framework for the sustainable management of groundwater supplies by local authorities.²⁵ The SGMA requires the formation of local groundwater sustainability agencies to assess local water basin conditions and adopt locally based management plans.

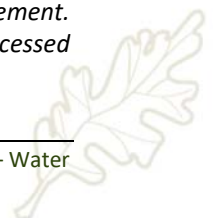
²¹ State Water Resources Control Board, *Fact Sheet, February 2017 Statewide Conservation Data, updated April 4, 2017.*

²² State Water Resources Control Board, *Media Release, "Statewide Water Savings Exceed 25 Percent in February; Conservation to Remain a California Way of Life," April 4, 2017.*

²³ State Water Resources Control Board, *Fact Sheet, August 2017 Statewide Conservation Data, updated October 3, 2017.*

²⁴ *Sustainable Groundwater Management Act [And Related Statutory Provisions from SB1168 (Pavley), AB1739 (Dickinson), and SB1319 (Pavley) as Chaptered], 2015 Amendments, effective January 1, 2016.*

²⁵ California Department of Water Resources. *SGMA Groundwater Management. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>, accessed December 2021.*



Local groundwater sustainability agencies were required to be formed by June 30, 2017. The SGMA provides 20 years for groundwater sustainability agencies to implement plans and achieve long-term groundwater sustainability, and protect existing surface water and groundwater rights. The SGMA provides local groundwater sustainability agencies with the authority to require registration of groundwater wells, measure and manage extractions, require reports, assess fees, and request revisions of basin boundaries, including establishing new subbasins. Furthermore, SGMA requires governments and water agencies of high and medium priority basins to stop overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For the basins that are critically over-drafted the timeline is 2040. For the remaining high and medium priority basins, the deadline is 2042.

f) California Code of Regulations

Title 20

Title 20, Section 1605.3 (h) and 1505(i) of the California Code of Regulations (CCR) establishes applicable State efficiency standards (i.e., maximum flow rates) for plumbing fittings and fixtures, including fixtures such as showerheads, lavatory faucets and water closets (toilets). Among the standards, the maximum flow rate for showerheads manufactured on or after July 1, 2018 is 1.8 gpm at 80 psi; and lavatory faucets manufactured after July 1, 2016 is 1.2 gpm at 60 psi. The standard for toilets sold or offered for sale on or after January 1, 2016 is 1.28 gallons per flush.²⁶

CALGreen Code

Part 11 of Title 24, the title that regulates the design and construction of buildings, establishes the California Green Building Standards (CALGreen) Code. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encouraging sustainable construction practices in the following categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The CALGreen Code includes both mandatory measures as well as voluntary measures. The mandatory measures establish minimum baselines that must be met in order for a building to be approved. The mandatory measures for water conservation provide limits for fixture flow rates, which are the same as those for the Title 20 efficiency standards listed above. The voluntary measures can be adopted by local jurisdictions for greater efficiency.

Plumbing Code

Title 24, Part 5 of the California Code of Regulations establishes the California Plumbing Code. The California Plumbing Code sets forth efficiency standards (i.e., maximum flow rates) for all new federally-regulated plumbing fittings and fixtures, including showerheads and lavatory faucets. The 2019 California Plumbing Code, which is based on the 2018 Uniform Plumbing Code, has been published by the California Building Standards Commission and went into effect on January 1, 2019.

²⁶ *California Code of Regulations, Title 20, Section 1605.3(h).*



g) State of Drought Emergency Declaration and Executive Orders

In response to California's drought conditions, on January 17, 2014, Governor Brown declared a State of Drought Emergency and directed state officials to take numerous necessary actions with local Urban Water Suppliers and municipalities to reduce the impacts of the ongoing drought conditions that had been occurring in California since approximately 2009.²⁷ Subsequently, four Executive Orders were issued between April 2015 to April 2017 to address changing drought conditions and provide guidance for addressing the drought conditions.

Executive Order B-29-15 (April 2015) imposed a mandatory 25 percent statewide water reduction on potable water use by Urban Water Suppliers. It prioritized water infrastructure projects, incentivized water efficiencies, and streamlined permitting with new approval processes for water transfers and emergency drinking water projects. Executive Order B-36-15 (November 2015) called for additional actions to build on the state's response to record dry conditions and assisted recovery efforts from devastating wildfires; and Executive Order B-37-16 (May 2016) continued water use restrictions from Executive Order B-29-15 as drought conditions continued to persist. Executive Order B-37-16 called for long-term improvements to local drought preparation across the state, and directed the California State Water Resources Control Board (SWRCB) to develop proposed emergency water restrictions for 2017 if the drought persists.²⁸

The regulatory requirements resulting from these Executive Orders were codified in Article 22.5, Drought Emergency Water Conservation of the California Code of Regulations.

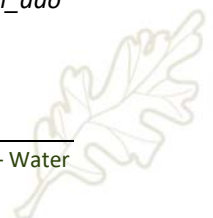
In May 2016, the State Water Resources Control Board (SWRCB) adopted a revised emergency water conservation regulation, effective June 2016 through at least February 2017, which rescinded numeric reduction targets for Urban Water Suppliers, instead requiring locally developed conservation standards based upon each agency's specific circumstances.²⁹

Finally, on April 7, 2017, Executive Order B-40-17 was issued to formally end the drought emergency and lifted the drought emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne. In response to Executive Order B-40-17, on April 26, 2017, the SWRCB partially repealed the emergency regulation in regard to water supply stress test requirements and remaining mandatory conservation

²⁷ State of California, Office of Governor Edmund G. Brown, Jr., Governor Brown Declares Drought State of Emergency, January 17, 2014, <https://www.ca.gov/archive/gov39/2014/01/17/news18368/index.html>, accessed December 2021.

²⁸ State of California, Office of Governor Edmund G. Brown, Jr., Governor Brown Issues Order to Continue Water Savings as Drought Persists, May 9, 2016, <https://www.ca.gov/archive/gov39/2016/05/09/news19408/index.html>, accessed December 2021.

²⁹ State of California Office of Administrative Law, Notice of Approval of Emergency Regulatory Action, State Water Resources Control Board, Title 23, May 31, 2016, https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2016/rs2016_0029_with_adopted_regs.pdf, accessed December 2021.



standards for urban water suppliers.^{30,31} The order also rescinded two drought-related emergency proclamations and four drought-related executive orders. Cities and water districts throughout the state are required to continue reporting their water use each month. Executive Order B-40-17 continued the ban on wasteful practices, including hosing off sidewalks and running sprinklers when it rains.

h) California Water Plan

Required by the CWC Section 10005(a), the California Water Plan is the state's strategic plan for managing and developing water resources statewide for current and future generations.³² It provides a collaborative planning framework for elected officials, agencies, tribes, water and resource managers, businesses, academia, stakeholders, and the public to develop findings and recommendations and make informed decisions for California's water future.

The plan, updated every five years, presents the status and trends of California's water-dependent natural resources; water supplies; and agricultural, urban, and environmental water demands for a range of plausible future scenarios. The Water Plan also evaluates different combinations of regional and statewide resource management strategies to reduce water demand, increase water supply, reduce flood risk, improve water quality, and enhance environmental and resource stewardship. The evaluations and assessments performed for the plan help identify effective actions and policies for meeting California's resource management objectives in the near term and for several decades to come.

In July 2019, the Department of Water Resources released the Final 2018 Update to the California Water Plan.³³ The document provides recommended actions, funding scenarios, and an investment strategy to bolster efforts by water and resource managers, planners, and decision-makers to overcome the State's most pressing water resource challenges. It reaffirms the State government's role and commitment to sustainable, equitable, long-term water resource management; and introduces implementation tools to inform decision-making. The 2018 Update recommends significant additional investment in infrastructure and ecosystem improvements to overcome challenges to sustainability; and it recommends actions to resolve systemic and institutional issues that contribute to many of the state's water challenges.³⁴

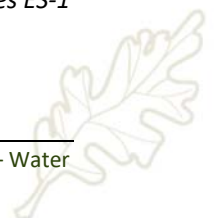
³⁰ California State Water Resources Control Board, *Emergency Conservation Regulation, 2017*, https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2016/rs2016_0029_with_adopted_regs.pdf, accessed December 2021.

³¹ State Water Resources Control Board, *Resolution No. 2017-0024*, https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2017/rs2017_0024.pdf, accessed December 2021.

³² California Department of Water Resources, *California Water Plan*, <https://water.ca.gov/Programs/California-Water-Plan>, accessed December 2021.

³³ California Department of Water Resources, <https://water.ca.gov/News/News-Releases/2019/July-19/Final-Water-Plan-Update-2018>, accessed December 2021.

³⁴ California Department of Water Resources, *California Water Plan Update 2018, Executive Summary, pages ES-1 to ES-2*.



i) California Water Action Plan

The California Water Action Plan is a roadmap for the State’s journey towards sustainable water management. The first California Water Action Plan was released in January 2014 under Governor Brown’s administration and updated in 2016.³⁵ The California Water Action Plan discusses the challenges to water in California: uncertain water supplies, water scarcity/drought, declining groundwater supplies, poor water quality, declining native fish species and loss of wildlife habitat, floods, supply disruptions, and population growth and climate change further increasing the severity of these risks.³⁶

3) Regional

a) Las Virgenes Municipal Water District

The LVMWD has published multiple plans and reports which outline the state of the District’s infrastructure, capacity, resources, and projected levels of supply and demand. Documents relevant to this section include the 2014 IWSMPU, 2014 RWMPU, and the 2020 UWMP.

4) Local

a) Agoura Hills 2020 Urban Water Management Plan

The LVMWD’s 2020 UWMP was adopted by LVMWD in June 2021. Every water supplier is required to prepare an Urban Water Management Plan to comply with Water Code Section 10610 through 10656 of the Urban Water Management Planning Act. The act requires all urban water suppliers to prepare, adopt, and file an UWMP with the California Department of Water Resources every five years. The City’s 2020 UWMP outlines water demands, sources, and supply reliability to the City by forecasting water use based on climate, demographics, and land use changes within the City. The 2020 UWMP also provides demand management measures to increase water use efficiency for various land use types and details a water supplies contingency plan in case of shortage emergencies.³⁷

b) Water District Code

On August 11, 2015 the LVMWD adopted the Water District Code to promote climate adaptive and native plants, to establish water conservation maintenance practices, and to establish a structure for designing, installing, and maintaining water efficient landscapes in new projects.³⁸

c) Agoura Hills Municipal Code

The Health Code of the County of Los Angeles, listed as Title 11 (Health and Safety), has been adopted by reference as the health code for the City of Agoura Hills pursuant to Section 5100 of the City’s Municipal

³⁵ California Natural Resources Agency, California Water Action Plan, <http://resources.ca.gov/california-water-action-plan/>, accessed December 2021.

³⁶ California Natural Resources Agency, California Water Action Plan 2016 Update, pages 2 and 3.

³⁷ City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021.

³⁸ Las Virgenes Municipal Water District, Las Virgenes Municipal Water District Code, April 15, 2021.



Code. Section 11.38.130 of the County Health Code states that every person supplying water for domestic or human consumption shall supply water free from contamination or pollution so as to comply with the bacteriological drinking water standards as set forth in the United States Public Health Service Drinking Water Standards.³⁹

Pursuant to state legislation in 1993, the City established, in November 2015, a Water Efficient Landscaping Ordinance to promote use of climate adaptive and native plants, to establish water conservation maintenance practices, and to establish a structure for designing, installing, and maintaining water efficient landscapes in new projects. This Ordinance can be found in Section 9658.6 of the City's Municipal Code.⁴⁰

d) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to water sources, which would remain as part of the GPU. Although the GPU would amend and update some of these goals and policies, they would be retained in the GPU. Modifications to the existing goals and policies, as well as newly created goals and policies that would be applicable to water sources, are presented in **Chapter III, Project Description**, and discussed in the analysis below.

Goal U-1 Water Supply System. High-quality reliable water supply, water treatment, distribution, pumping, and storage systems to meet the current and projected future daily and peak water demands of the community.

Policy U-1.1 Future Water Demands. Work closely with the Las Virgenes Municipal Water District (LVMWD) and other appropriate agencies in determining the future potable and reclaimed water needs of the City.

Policy U-1.2 Water Treatment Capacity and Infrastructure. Work with the Las Virgenes Municipal Water District (LVMWD) and other applicable agencies to develop sufficient water-treatment capacity and infrastructure to meet projected water demands.

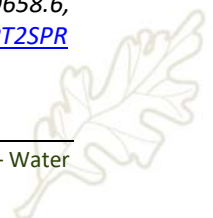
Policy U-1.3 Growth and Level of Service. Require new development to provide adequate facilities or pay its share of the cost for facilities required to support growth.

Policy U-1.4 Water Conservation Programs. Coordinate the implementation of water conservation programs with the Las Virgenes Municipal Water District (LVMWD).

Policy U-1.5 Water Supply During Emergencies. Work with the Las Virgenes Municipal Water District (LVMWD) to maintain an adequate water supply during emergencies.

³⁹ Los Angeles County Code of Ordinance, Title 11.

⁴⁰ City of Agoura Hills, Agoura Hills Municipal Code, Division 8, Section 9658.6, https://library.municode.com/ca/agoura_hills/codes/code_of_ordinances?nodeId=ARTIXZO_CH6REPR_PT2SPR_E_DIV8GULAPLIRPL_9658.6WAEFLA, accessed December 2021.



Policy U-1.6 Reclaimed Wastewater. Encourage the use of reclaimed wastewater provided by the Las Virgenes Municipal Water District (LVMWD) for irrigating public and private land.

Goal NR-5 Water Conservation. Minimization of water consumption through conservation methods and other techniques.

Policy NR-5.1 Water Conservation and Education. Continue to support the efforts of the Las Virgenes Municipal Water District in water conservation in the City, both through minimizing the consumption of water and through public education.

Policy NR-5.2 Water Conservation Measures. Require water conservation measures/devices that limit water usage for all new construction projects, including public facilities, such as the use of water-efficient landscaping and irrigation, on-site stormwater capture as feasible, low-flow and efficient plumbing fixtures, and the use of recycled water for irrigation.

Policy NR-5.3 Water-Efficient Landscaping and Irrigation. Require that drought-tolerant landscaping, water-efficient irrigation systems be installed, and recycled water be used for landscaping, as feasible, for all private and City landscaping and parkways. Encourage such landscaping and irrigation, as appropriate, in private development.

Policy NR-5.4 Optimum Timing for Water Irrigation. Require that all irrigation systems irrigate at optimum times of the day, as recommended by the Las Virgenes Municipal Water District, and consider the use of weather sensors, to facilitate optimum irrigation and other technology for monitoring and control. Encourage such irrigation timing for private development.

Policy NR-5.5 Recycled Water. Work with the Las Virgenes Municipal Water District in further creating opportunities for recycled water to irrigate the public landscape, provided that the heavy metal and salt content of recycled water will not interfere with plant growth.

Goal S-3 Protection from Fire Hazards. Minimize risks to persons and property in Agoura Hills protected from urban and wildland fires.

Policy S-3.20 Water Supply and Fire Flow. Work cooperatively with the Las Virgenes Municipal Water District and the Los Angeles County Fire Department, as appropriate, to ensure adequate water supply and facilities, including fire flow, for fire-fighting to serve all areas and populations of the City.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to water infrastructure. Specifically, the Guidelines state that the proposed project may have an adverse significant water infrastructure impact if it would:



- a) Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects; or
- b) [Not] have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

B. Project Impacts and Mitigation Measures

Impact N-1: Would the project require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 concluded that the General Plan 2010 would increase the demand for water. However, the General Plan 2010 would not require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts. As such, the General Plan EIR 2010 determined that implementation of the General Plan 2010 would have less than significant impacts on water delivery infrastructure.

GPU Impact

Housing Sites Development

The update to the Community Conservation and Development Element includes amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use & Community Form section of the Element and Land Use Map. The Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

As shown in **Table III-4, Housing Element Opportunity Sites**, in **Section III, Project Description**, of this SEIR, implementation of the project with the 20 housing opportunity sites could result in the buildout of a likely 1,401 units, to a maximum of 2,348 dwelling units. When added to the existing housing stock of 7,643 units (see **Table IV.J-3, Housing Units by Type**, in **Section IV.J, Population and Housing**, of this SEIR), implementation of the project would result in a total of 9,044 units to 9,991 dwelling units in the City, resulting in an approximate 18.3 percent to 30.7 percent increase in dwelling units in the City. The addition of between 1,401 to 2,348 units to the City's housing stock would result in a population increase of approximately 3,867 persons to 6,480 persons.⁴¹ When added to the existing population of 20,457 persons (see **Table IV.J-1, Changes in Total Population, 1990-2021**, in **Section IV.J, Population and Housing**, of

⁴¹ *Estimated population increase was based on an average household size for Agoura Hills of 2.76 persons per household. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.*



this SEIR), implementation of the project would result in a population increase of 24,324 persons to 26,937 persons, an approximate 18.9 percent or 31.7 percent increase.

As shown in **Table IV.N.1-3, Total Water Demands Projections Under the Project**, based on an increased population estimate of 18.9 percent to 31.7 percent with the GPU, the additional water demand would be between 962,883 gpd and 1,613,520 gpd. As previously discussed, the Jensen Filtration Plant has the capacity to deliver up to 750 million gallons per day (mgd).⁴² Additional future expansion could increase capacity to 1,000 mgd. However, there is already more than enough water for the increase associated with implementation of the GPU. With a current capacity of 750 mgd, Jensen typically operates with a minimum flow of 100 mgd, but has operated as high as 610 mgd over the past eight years.

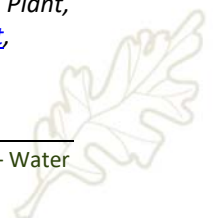
However, such increases could create an increased demand on the existing water delivery infrastructure. The District's capability to respond to increased water demand is unknown at this time. Regardless, upgrades to water delivery infrastructure would be the responsibility of LVMWD and they would continually evaluate and adjust water delivery infrastructure in order to provide adequate water supply, storage facilities, and delivery system to serve the needs of existing and future water needs.

Furthermore, development of the housing would require installation of onsite distribution infrastructure, such as supply lines and meters, however these would be installed as part of normal building construction. The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection, and would be subject to later environmental evaluation. However, in accordance with the AHO, some future residential development may be eligible for "by-right," ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts. However, all future "by-right" development would be subject to the City's development standards outlined in Section III. Project Description, and application submittal requirements. Further, some new development may also require offsite upgrades, such as new or expanded water mains in adjacent streets and/or additional fire hydrants. Such improvements would be conducted in coordination with the City and LVMWD in order to avoid impacts to water service to adjacent uses. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and

⁴² Metropolitan Water District of Southern California, Joseph Jensen Treatment Plant, <https://www.lvmwd.com/education/the-journey-your-water-takes/mwd-s-jensen-water-treatment-plant>, accessed December 2021.



programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. In particular, the proposed addition of General Plan Policy S-3.20, Water Supply and Fire Flow, would help ensure adequate water supply and fire flow.

Updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to impact water delivery infrastructure within the City and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to impact water delivery infrastructure within the City. Overall, policy revisions would do not have the potential to impact water delivery infrastructure within the City.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to water delivery infrastructure.

Mitigation Measures:

None required.

Impact N-2: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined the General Plan 2010 would result in an increase in water demand. However, existing water supply entitlements and resources were sufficient to serve the implementation of the General Plan 2010. New or expanded entitlements were not needed. Therefore, water supply impacts were determined to be less than significant under buildout of the General Plan 2010.

GPU Impact

Housing Sites Development

The update to the Community Conservation and Development Element includes amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use & Community Form section of the Element and Land Use Map. The Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

Changes in land use designations, ultimate rezoning as a result of the change in land use designations, and updates to the Community Conservation and Development Element would result in an increase in residential units on the housing opportunity sites, and an associated increase in residential population within the City. **Table IV.N.1-3, Total Water Demands Projections Under the Project**, presents the estimated additional water demand within the City under buildout of the project.



**Table IV.N.1-3
Total Water Demands Projections Under the Project**

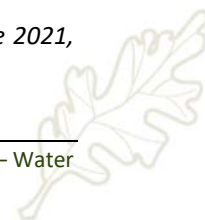
Land Use	Demand Rate (gal/cap/day)¹	Total Demand (gal/day)
3,867 Persons ²	249	962,883
6,480 Persons ²	249	1,613,520
<i>Notes:</i>		
<i>gal/cap/day = gallons per capita per day</i>		
<i>1 City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, Table 5-1.</i>		
<i>2 See Section IV.J, Population and Housing, of this SEIR.</i>		

As shown in **Table IV.N.1-3**, buildout of the project would result in an additional water demand in the City of 962,883 gpd to 1,613,520 gpd, or 1,077 AFY to 1,807 AFY. Based on the lowest amount of water supply projected for normal years (27,787 AFY), single dry years (30,270 AFY), and multiple dry years (30,684 AFY),⁴³ the increased water demand resulting from buildout that would be supported by the project would represent 3.8 to 6.5 percent of water supplies during normal years, 3.6 to 5.9 percent of water supplies during single dry years, and 3.5 to 5.6 percent of water supplies available during multiple dry years. The LVMWD is also making efforts to increase the availability of water supplies, including increasing recycled water use and identification of alternative water supplies, such as water transfer and stormwater runoff reuse, as well as implementing management agreements for long-term groundwater use strategies to prevent overdraft. LVMWD is also expanding the Las Virgenes Reservoir Filtration Plant through the Pure Water Project, in which tertiary treated wastewater will go through advance water treatment methods to reach drinking water standards, adding an intertie with Calleguas MWD, and constructing east/west transmission improvements.

As detailed in the LVMWD's 2020 UWMP, Agoura Hills would be able to meet the projected future demand for water for normal years through 2045. However, the City's service area contained within the 2020 UWMP assumed a population increase within the City for the horizon year of 2045 of 1,224 persons⁴⁴ and as detailed, in **Section IV.J, Population and Housing**, of this SEIR, development of the housing opportunity sites could result in a total population increase within the City of 3,867 persons to 6,480 persons, an additional 2,643 to 5,256 persons. Therefore, an additional 2,643 to 5,256 persons could result in a significant increase in water demand. In general, projects that conform to the demographic projections from SCAG's RTP/SCS are considered to have been included in water supply planning efforts. Because the City's 2020 UWMP was based on growth rate projections obtained from data provided by SCAG, it is assumed that growth that would occur under the project was not accounted for within the projections of future water demand. However, with the LVMWD's existing sources of water supply, coupled with the combined effect of the District's efforts to increase available water supplies, it is expected that there would be adequate water supplies for the LVMWD service area through at least 2045. Furthermore,

⁴³ City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, Tables 7-2, 7-3, and 7-4.

⁴⁴ City of Agoura Hills, Las Virgenes Municipal Water District, 2020 Urban Water Management Plan, June 2021, Table 3-B.



existing General Plan Goal U-1, Water Supply System and Policy U-1.1, Future Water Demands, would ensure that future development approval would be contingent upon availability of adequate water supply, as determined through coordination with LVMWD. Additionally, as outlined in Section 10509 of the AHMC, prior to development of each opportunity site final project approval would be based on compliance with all requirements as to area, improvement and design, floodwater, drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection. Therefore, impacts would be less than significant in regards to available projected water supplies within the City.

Policies contained in the General Plan would help to reduce future water demand and ensure adequate future supplies. For example, compliance with Goal NR-5 (Water Conservation) and Policy NR-5.2 (Water Conservation Measures) would minimize water consumption through required water conservation measures such as water-efficient landscaping and irrigation, on-site stormwater capture as feasible, low-flow and efficient plumbing fixtures, and the use of recycled water for irrigation. Policy NR-5.1 (Water Conservation and Education), Policy NR-5.3 (Water-Efficient Landscaping and Irrigation), Policy NR-5.4 (Optimum Timing for Water Irrigation), and Policy NR-5.5 (Recycled Water) would further ensure that increased development associated with the General Plan 2010 would comply with water supply and demand regulations. Pursuant to state legislation in 1993, the City established a Water Efficient Landscaping Ordinance to promote climate adaptive and native plants, to establish water conservation maintenance practices, and to establish a structure for designing, installing, and maintaining water efficient landscapes in new projects. Also, all new development projects are required to comply with the Las Virgenes Municipal Water District's Water Conservation Ordinance requiring utilization of low flow toilets and showerheads. The City is also required to comply with all District water rationing requirements that may be in effect. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. In particular, the proposed addition of General Plan Policy S-3.20, Water Supply and Fire Flow, would help ensure adequate water supply and fire flow.

Updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to impact water supplies within the City and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to impact water supplies within the City. Overall, policy revisions would do not have the potential to impact water supplies within the City.



Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to water supplies.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact related to water infrastructure and water supplies. Therefore, the 2010 EIR determined that the General Plan 2010 would not contribute to adverse impacts to these resources, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

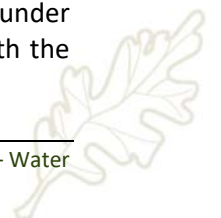
Housing Sites Development

The Housing Element proposes 20 housing opportunity sites, and the Community Development and Conservation Element Update includes text changes to address the change in land use designations on some of the sites, as well as a revised Land Use Map. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a rezoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

The geographic context for the analysis of cumulative impacts associated with water infrastructure and water supplies would be the service area of the City's water provider, LVMWD. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable.

Buildout of the GPU would place additional demand on LVMWD's water delivery infrastructure. Portions of the water delivery infrastructure serving related site-specific projects may not have adequate capacity to handle additional water loads, which has the potential to result in a significant cumulative impact. The District's capability to respond to increased water demand is unknown at this time. Regardless, upgrades to the water delivery infrastructure would be the responsibility of the LVMWD and they would continually evaluate and adjust water delivery infrastructure in order to provide adequate water supply, storage facilities, and delivery system to serve the needs of existing and future water needs. Therefore, impacts would be less than significant.

The LVMWD, which provides water service to the City of Agoura Hills, has prepared the 2020 UWMP to address the potable and recycled water systems of LVMWD and examine the ability of existing facilities to adequately meet water demands over the next 25 years. As part of the 2020 UWMP, water supply and demand for the entire service area is accounted for. Because the City's 2020 UWMP was based on growth rate projections obtained from data provided by SCAG, it is assumed that growth that would occur under the project was not accounted for within the projections of future water demand. However, with the



LVMWD's existing sources of water supply, coupled with the combined effect of the District's efforts to increase available water supplies, it is expected that there would be adequate water supplies for the LVMWD service area through at least 2045. Furthermore, existing General Plan Goal U-1, Water Supply System and Policy U-1.1, Future Water Demands, would ensure that future development approval would be contingent upon availability of adequate water supply, as determined through coordination with LVMWD. Additionally, as outlined in Section 10509 of the AHMC, prior to development of a project approval would be based on compliance with all requirements as to area, improvement and design, floodwater, drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact water infrastructure and water supplies. There would be no cumulative impact from adoption of the updates to these General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to water infrastructure and water supplies .

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to water infrastructure and water supplies.



IV. ENVIRONMENTAL IMPACT ANALYSIS

N.2 UTILITIES – WASTEWATER

1. INTRODUCTION

This section of the SEIR describes the City of Agoura Hills' existing wastewater system. Information for this section was obtained from the City's Public Works Department, the Los Angeles County Department of Public Works, and the Las Virgenes Municipal Water District (LVMWD).

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 would require additional wastewater to be treated, it would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and would not result in a determination by the wastewater treatment provider which serves or may serve the Project that it does not have adequate capacity to serve the Project's estimated demand in addition to the provider's existing commitments. As such, the General Plan EIR 2010 found that impacts would be less than significant.

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 would increase the amount of wastewater needing treatment, it would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). As such, the General Plan EIR 2010 found that impacts to wastewater services would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Wastewater Collection System*

The City of Agoura Hills does not have wastewater treatment capacity or facilities, only a wastewater collection system. The local sewer lines are operated and maintained by the County of Los Angeles Department of Public Works (DPW) and the LVMWD maintains the trunk sewer lines, which are comprised of

approximately 53.6 miles of gravity flow sewer pipelines (8-inch to 15-inch, mostly vitrified clay pipe) and 1,294 manholes.⁴⁵ Sewer structural defects and deficiencies in the City's wastewater collection system are also identified and prioritized by critical defectiveness. Currently, there are no plans to expand the City's wastewater collection facilities.

2) *Wastewater Treatment Facility*

All of the wastewater collected from the City of Agoura Hills is treated at the Tapia Water Reclamation Facility (TWRP or Tapia), located south of Agoura Hills along Malibu Canyon Road in unincorporated Los

⁴⁵ *City of Agoura Hills, Sewer System Management Plan, June 15, 2015.*

Angeles County. The TWRP is operated under a Joint Powers Authority between the LVMWD and the Triunfo Sanitation District (TSD), located in eastern Ventura County. The TWRP serves residents living across 120 square miles of western Los Angeles and southeastern Ventura counties, including flows from the LVMWD and the TSD. Tapia has a capacity to process up to 16 million gallons per day (mgd) of wastewater, but currently averages about nine mgd of wastewater.⁴⁶

Wastewater entering Tapia is 99 percent water and one percent solids and inert materials. The first step of the treatment process is to remove inert materials. Larger items are removed by passing the waste stream through a vertical slatted bar screen. Finer materials are removed in a “grit chamber.” The flow is then slowed and air is injected to keep small, organic particles suspended while the heavier, inert materials fall to the bottom. Items removed from the wastewater to this point in treatment go to a landfill. The remaining wastewater is then pumped to primary sedimentation tanks. Primary treatment is a separation process using gravity, where the solids in the wastewater are allowed to settle to the bottom of the tank. Oil and grease, which are lighter than water, float to the surface. Large paddles skim the water surface and the bottom of the tanks to remove these materials, which are then pumped to the Rancho Las Virgenes Composting Facility.

Secondary treatment is a biological process. The wastewater is put through aeration tanks to be “cleaned up” by beneficial microorganisms. This is similar to the natural water-purification cycle, but is accomplished in less time. As in nature, microorganisms remove contaminants and clean the water as they feed, grow, and multiply. Oxygen is injected into the tanks, which helps speed the process. The partially treated wastewater then flows to the secondary sedimentation tanks, where the microorganisms are allowed to settle out. They are then collected and returned to the aeration tanks, to work on another batch of wastewater. Meanwhile, the liquid portion goes on to tertiary treatment, which is a filtration process designed to remove any remaining extremely small particles. Chemicals are added to flocculate, or clump the particles together, making them easier to filter out. The water is then disinfected with chlorine and neutralized. An on-site, state-certified water quality laboratory conducts testing to assure that all potable and recycled water provided by LVMWD meets stringent state and federal health standards. The laboratory also monitors water quality in Malibu Creek, as part of the District’s commitment to watershed stewardship.⁴⁷

3) Housing Element Housing Opportunity Sites

Sites A, B, C, E, and I

Sites A, B, C, E, and I are located within the Agoura Village Specific Plan and are currently undeveloped. Because no land uses requiring wastewater service are currently located on Sites A, B, C, E, and I, and the sites are not currently served by existing onsite wastewater infrastructure. However, existing offsite wastewater sewer mains are available for connection in the adjacent roadways.

⁴⁶ Las Virgenes Municipal Water District. 2014 Recycled Water System Master Plan Update. June 19, 2014.

⁴⁷ Las Virgenes Municipal Water District. About Us, Joint Powers Authority, Wastewater Services, Tapia Water Reclamation Facility, <https://www.lvmwd.com/about-us/joint-powers-authority/wastewater-services/tapia-water-reclamation-facility>, accessed December 2021.



Sites G, J, and K

Sites G, J, and K are located within the Agoura Village Specific Plan and are currently developed with commercial uses. Sites G, J, and K are currently served by existing onsite wastewater infrastructure.

Sites O, P, and Q

Sites O, P, and Q are currently developed with shopping centers. Sites O, P, and Q are currently served by existing onsite wastewater infrastructure.

Sites D, F, H, M, S and R

Sites D, F, H, M, S and R are currently undeveloped. Because no land uses requiring wastewater service are currently located on Sites D, F, H, M, S and R, the sites are not be currently served by existing onsite water supply infrastructure. However, existing offsite wastewater sewer mains are available for connection along the roadways adjacent to the sites.

Sites L, N, and T

Sites L, N, and T are currently developed with commercial uses. Sites L, N, and T are currently served by existing onsite wastewater infrastructure.

B. Regulatory Setting**1) Federal and State****a) National Pollutant Discharge Elimination System**

Under the National Pollutant Discharge Elimination System (NPDES) program promulgated under Section 402 of the Clean Water Act, which is overseen by the U.S. Environmental Protection Agency (EPA), all facilities that discharge pollutants from any point source into the waters of the United States are required to obtain a NPDES permit. In California, the SWRCB and local Regional Water Quality Control Boards (RWQCB) have assumed the responsibility of implementing the NPDES permit program. Wastewater treatment plants, which are direct point-source discharges (that is, facilities that discharge sources directly to receiving waters), are required by the EPA to meet applicable standards of treatment plant discharge requirements. Specifically, they are regulated under NPDES permits, which are issued by the RWQCBs. The NPDES permit regulated the amount and type of pollutants that the wastewater treatment plants can discharge into receiving waters.

b) Disposal of Biosolids

Title 40 of the Code of Federal Regulations (CFR) Part 503, Title 23 California Code of Regulations, and standards established by the Central Valley Regional Water Quality Control Board (CVRWQCB) regulate the disposal of biosolids.

Also, the federal Clean Water Act and regulations set forth by the California Department of Health Services and State Water Resources Control Board are aimed primarily at discharges of effluent to surface waters and are addressed in Section 4.7 (Hydrology and Water Quality).



c) California Green Building Code

The California Green Building Standards Code, commonly referred to as the CALGreen Code, is set forth in California Code of Regulations Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all flush toilets are limited to 1.28 gallons per flush, and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established at: 2.0 gallons per minute (gpm) at 80 pounds per square inch (psi) for showerheads; 1.2 gpm at 60 psi for residential lavatory faucets; and 1.8 gpm at 60 psi for kitchen faucets.

2) Regional

a) Regional Water Quality Control Board National Pollution Discharge Elimination System

Under the RWQCB National Pollutant Discharge Elimination System (NPDES), all existing and future municipal and industrial discharges to surface waters within the City of Agoura Hills are subject to regulations. NPDES permits are required for operators of municipal separate storm sewer systems (MS4s), construction projects, and industrial facilities. These permits contain limits on the amount of pollutants that can be contained in each facility's discharge.

The Federal EPA's Capacity, Management, Operations, and Maintenance Regulations are proposed to be adopted by the RWQCB, affecting Agoura Hills' capacity, management, operations, and maintenance of wastewater facilities. Future waste discharge requirements would have greater emphasis on the control of fats, oils, and grease (FOG) in the City's waste discharge. As part of the regulations, the RWQCB may require the City to complete a sewer system management plan which would address emergency spill response, preventative maintenance program, establish legal authority, and FOG mitigation measures.

3) Local

a) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to wastewater, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to wastewater, nor changes to those existing.

Goal U-2 Wastewater System. A wastewater collection and treatment system that supports existing and planned development and minimizes adverse effects to water quality.

Policy U-2.1 Sufficient Service. Maintain the adequacy of the City's sewer system, including working closely with the Las Virgenes Municipal Water District (LVMWD) and the Los Angeles County Department of Public Works.

Policy U-2.2 Old Agoura Area. Explore the potential for extending sewer lines into the Old Agoura area with the Las Virgenes Municipal Water District (LVMWD), Los Angeles County Department of Public Works, and Old Agoura Homeowners Association.



- Policy U-2.3 Monitoring of Toxins.** Continue to monitor businesses or uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater.
- Policy U-2.4 National Pollutant Discharge Elimination System (NPDES) and Regional Water Quality Control Board (RWQCB).** Continue to implement the requirements of the NPDES and RWQCB regulations, including the use of Best Management Practices (BMP) by businesses in the City.
- Policy U-2.5 Service Inadequacies.** Identify service inadequacies within the City’s wastewater system, including working with the LVMWD and County Department of Public Works to address this.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds to address impacts related to wastewater collection and treatment facilities. Specifically, the Guidelines state that a proposed project may have an adverse significant wastewater collection and treatment facilities impact if it would:

- a) Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects; or
- b) Result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.

B. Project Impacts and Mitigation Measures

Impact N-3: Would the project require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?

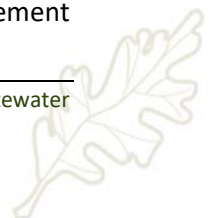
General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 would require additional wastewater to be treated, it would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project’s estimated demand in addition to the provider’s existing commitments. As such, the General Plan EIR 2010 found that impacts would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element



opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

As shown in **Table III-4, Housing Element Opportunity Sites, in Section III, Project Description**, of this SEIR, implementation of the project with the 20 housing opportunity sites could result in the buildout of a likely 1,401 units, to a maximum of 2,348 dwelling units. When added to the existing housing stock of 7,643 units (see **Table IV.J-3, Housing Units by Type, in Section IV.J, Population and Housing**, of this SEIR), implementation of the project would result in a total of 9,044 units to 9,991 dwelling units in the City, resulting in an approximate 18.3 percent to 30.7 percent increase in dwelling units in the City. The addition of between 1,401 to 2,348 units to the City's housing stock would result in a population increase of approximately 3,867 persons to 6,480 persons.⁴⁸ When added to the existing population of 20,457 persons (see **Table IV.J-1, Changes in Total Population, 1990-2021, in Section IV.J, Population and Housing**, of this SEIR), implementation of the project would result in a population increase of 24,324 persons to 26,937 persons, an approximate 18.9 percent or 31.7 percent increase.

Therefore, the project's proposed changes in land use designations, the ultimate action of rezoning to comply with the land use designation changes, and updates to the Housing Element and Community Conservation and Development Element would result in an increase in residential units and an associated increase in residential population and wastewater generated within the City. **Table IV.N.2-1, Total Wastewater Generation Projections Under the Project**, presents the estimated additional wastewater generation within the City under buildout of the project.

**Table IV.N.2-1
Total Wastewater Generation Projections Under the Project**

Land Use	Generation Rate (gal/day) ¹	Total Demand (gal/day)
1,401 Dwelling Unit	330 gpd/du	462,330
2,348 Dwelling Unit	330 gpd/du	774,840
<i>Notes:</i> <i>gal/ day = gallons per day</i> 1 City of Los Angeles Wastewater Program Management, 1988. 2 See Section IV.J, Population and Housing , of this Draft SEIR.		

Based on an increased dwelling unit estimate of 18.3 percent to 30.7 percent with the GPU, the additional wastewater generation would be between 462,330 gpd and 774,840 gpd. As previously discussed, TWRP

⁴⁸ *Estimated population increase was based on an average household size for Agoura Hills of 2.76 persons per household. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.*



has a capacity to process up to 16 million mgd of wastewater, but currently averages about nine mgd of wastewater.⁴⁹ Therefore, there is enough capacity for the increase associated with implementation of the GPU. However, such increases would create an increased demand on the existing wastewater infrastructure. LVMWD's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of LVMWD and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater services to serve the needs of existing and future wastewater needs. Furthermore, development of the housing would require installation of onsite wastewater infrastructure, however these would be installed as part of normal building construction. The GPU is a tool to guide development in the City and no specific development is proposed under the project. Typically, future development facilitated by the project would be required to adhere to all applicable federal, state, and local regulations, requirements, and policies regarding site selection, as well as subject to future environmental evaluation. However, in accordance with the AHO, some future residential development may be eligible for "by-right," ministerial approval and would not be subject to project-level environmental evaluation under CEQA. Such development could result in significant impacts. However, all future "by-right" development would be subject to the City's development standards in Section III. Project Description, and application submittal requirements. Further, some new development may also require offsite upgrades, such as new or expanded wastewater lines in adjacent streets. Such improvements would be conducted in coordination with the City and LVMWD in order to avoid impacts to wastewater service to adjacent uses. Therefore, impacts would be less than significant.

The General Plan includes Goal U-2 (Wastewater System), Policy U-2.1 (Sufficient Service) and Policy U-2.5 (Service Inadequacies), which would maintain the adequacy of the City's sewer system by working closely with LVMWD and the LACDPW and addressing any inadequacies, while Policy U-2.4 (National Pollutant Discharge Elimination System (NPDES) and Regional Water Quality Control Board (RWQCB)) calls for the continued implementation of NPDES and RWQCB regulations, including the use of Best Management Practices in the City Policy U-2.2 (Old Agoura Area), Policy U-2.3 (Monitoring of Toxins), and Policy U-2.6 (Septic Tanks) would further ensure that increased development associated with the General Plan Update would comply with RWQCB regulations. Future development under the General Plan Update would be required to adhere to federal, state, regional, and local regulations, and the proposed goals and policies identified above. Updates to the Community Safety Element would serve to reduce the City's risks from wildfire and primarily involve limitations on building and other development characteristics within areas of increased fire hazards and vegetation maintenance and would not have the potential to impact wastewater collection or treatment infrastructure. Policy updates to topic areas of flood and other hazards protection, and climate change, would also not effect wastewater collection or treatment infrastructure.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element

⁴⁹ *Las Virgenes Municipal Water District. 2014 Recycled Water System Master Plan Update. June 19, 2014.*



would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact wastewater infrastructure and facilities. There would be no cumulative impact from adoption of the updates to these General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related wastewater facilities .

Mitigation Measures:

None required.

Impact N-4: Would the project result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that although future development in accordance with the General Plan 2010 would require additional wastewater to be treated, it would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and would not would result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. As such, the General Plan EIR found that impacts would be less than significant.

GPU Impact

Housing Sites Development

The Housing Element proposes 20 housing opportunity sites. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by



existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

As previously discussed, all of the wastewater collected from the City of Agoura Hills is treated at the TWRF. Based on an increased dwelling unit estimate of 18.3 percent to 30.7 percent with the GPU, the additional wastewater generation would be between 462,330 gpd and 774,840 gpd. As previously discussed, TWRF has a capacity to process up to 16 mgd of wastewater, but currently averages about nine mgd of wastewater.⁵⁰ Therefore, there is enough capacity for the increase of wastewater associated with implementation of the GPU. The District's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of LVMWD and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater services to serve the needs of existing and future wastewater needs. Therefore, impacts would be less than significant.

In addition, Policy U-2.1 (Sufficient Service) and Policy U-2.5 (Service Inadequacies) under Goal U-2 (Wastewater System) of the General Plan require that service inadequacies be identified and addressed and that sufficient sewer service be maintained. Future development under the General Plan Update would be required to adhere to federal, state, regional, and local regulations, and the goals and policies identified above.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact wastewater generation. There would be no impact from adoption of the updates to these General Plan elements.

⁵⁰ *Las Virgenes Municipal Water District. 2014 Recycled Water System Master Plan Update. June 19, 2014.*



Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to wastewater generation.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on wastewater generation and facilities. Therefore, the General Plan 2010 would not contribute to adverse impacts to these areas, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

The Housing Element proposes 20 housing opportunity sites, and the Community Development and Conservation Element Update includes text changes to address the change in land use designations on some of the sites, as well as a revised Land Use Map. The geographic context for the analysis of cumulative impacts associated with sewage treatment systems and recycled water conveyance systems would be the service area of the wastewater service and treatment service provider, LVMWD. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

TWRF provides regional wastewater treatment services. Based on an increased dwelling unit estimate of 18.3 percent to 30.7 percent with the GPU, the additional wastewater generation would be between 462,330 gpd and 774,840 gpd. As previously discussed, TWRF has a capacity to process up to 16 mgd of wastewater, but currently averages about nine mgd of wastewater.⁵¹ Therefore, there is enough capacity for the increase associated with implementation of the GPU and future development in the LVMWD. The District’s capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of LVMWD and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater services to serve the needs of existing and future wastewater needs. Therefore, the project’s cumulative impacts would be less than significant.

The cumulative impacts of development projects within the TWRF service area would generate additional quantities of wastewater, which would contribute to the overall regional demand for wastewater

⁵¹ *Las Virgenes Municipal Water District. 2014 Recycled Water System Master Plan Update. June 19, 2014.*



treatment service. Therefore, such increases, including the buildout of the GPU, would create an increased demand on the existing wastewater infrastructure. LVMWD's capability to respond to increased wastewater generation is unknown at this time. Regardless, upgrades to wastewater infrastructure would be the responsibility of LVMWD and they would continually evaluate and adjust wastewater infrastructure in order to provide adequate wastewater services to serve the needs of existing and future wastewater needs. Therefore, impacts would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact wastewater generation and facilities. There would be no cumulative impact from adoption of the updates to General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant cumulative impacts related to wastewater generation and facilities.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant impacts related to wastewater generation and facilities.



IV. ENVIRONMENTAL IMPACT ANALYSIS

N.3 UTILITIES – SOLID WASTE

1. INTRODUCTION

This section of the SEIR discusses the potential impacts of the General Plan 2010 on solid waste services. Solid waste is defined as refuse requiring collection, recycling or disposal into a landfill. The section describes Agoura Hills’ existing solid waste management and resource recovery systems, identifies current federal, state, regional, and local regulations regarding the collection and disposal of solid waste, and forecasts potential impacts on solid waste systems attributable to the General Plan 2010. Information for this section is taken from data provided by the California Integrated Waste Management Board (CIWMB).

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR determined that future development in accordance with the General Plan 2010 would not require new or expanded solid waste disposal facilities and would result in the project being served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. As such, the General Plan EIR found that impacts to solid waste infrastructure would not be significant.

The General Plan EIR determined that implementation of the General Plan 2010 would comply with applicable federal, state, and local statutes and regulations related to solid waste. As such, the General Plan EIR found that the General Plan 2010 would not conflict with solid waste regulations and impacts would not be significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

1) *Solid Waste Collection and Disposal*

The Los Angeles County Sanitation Districts (Sanitation Districts) are responsible for implementation of the Countywide Integrated Waste Management Plan (CIWMP) and managing solid waste on a regional basis. In 2020, approximately 30,548 tons of trash, including recyclables, food, construction debris, and green waste was generated from all sources in Agoura Hills.⁵²

a) Residential Collection

The City’s Solid Waste Management Program staff coordinates the collection of waste for the City of Agoura Hills, contracting with G.I. Industries (Waste Management) to pick-up and dispose of waste throughout the City. The current residential solid waste program is a curbside source separation system where residents are provided three carts for collection: a blue can for refuse, a grey can for recycling, and

⁵² California Integrated Waste Management Board. *Jurisdiction Profile for City of Agoura Hills*. <https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports>, accessed December 2021.

a green can for green/yard/organic food waste. Residents have the option to select from different service levels depending on the amount of refuse they generate, including a mini can service that provides a 32 gallon refuse cart that encourages more recycling. The most common cart ordered by residents is a 65-gallon refuse cart, followed by a 65-gallon recycling cart and a 95-gallon green waste cart that is also utilized for food waste recycling. Residential waste is collected and disposed of by a single vendor via a residential franchise agreement. The waste is sent to the vendor's private facility where it is sorted and distributed to the Calabasas Landfill, Simi Valley Landfill & Recycling Center, and Burbank Landfill Site No. 3. Residential customers who own horses may also elect for manure disposal. The manure waste is also collected and disposed of by G.I. Industries (Waste Management). Residents are also provided a bulky item collection service, which allows for one free pick-up per calendar year of up to four bulky items or two free pick-ups per calendar year of up to two bulky items each time.⁵³

b) Commercial and Industrial Collection

The majority of commercial and industrial waste is hauled by a single vendor. However, eight other haulers are permitted as additional providers for construction and demolition recycling (C&D) and residential construction projects. The majority of commercial and industrial waste is taken to the Calabasas Sanitary Landfill by the private haulers.⁵⁴

c) Hazardous Waste Collection

The City provides door-to-door Household Hazardous Waste (HHW)/E-Waste collection as part of residential service. The service is free and occurs three times per year in April, August, and December. Residents contact the vendor on the first day of the collection month and schedule an appointment. The residents then receive a kit with instructions before the items are collected from their home.⁵⁵

The City provides a limited HHW collection once a month for collection of used oil, oil filters, water-based paint, antifreeze, and automobile batteries. The service is provided on the first Saturday of the month and is open to residents of Agoura Hills, Calabasas, Hidden Hills, and Malibu. The Agoura Hills City Hall parking lot is used as the drop-off point, and a single vendor under contract to the City collects and processes the waste.⁵⁶

⁵³ City of Agoura Hills, *Residential Waste and Recycling Newsletter, Fall/Winter 2020*.

⁵⁴ City of Agoura Hills, Department of Solid Waste Management, *Commercial Refuse Services*, <https://www.agourahillscity.org/department/solid-waste-management/commerical-services-recycling-program>, accessed December 2021.

⁵⁵ City of Agoura Hills, Department of Solid Waste Management, *Residential HHW/Electronic Waste Collection*, <https://www.agourahillscity.org/department/solid-waste-management/residential-hhw-electronic-waste-collection>, accessed December 2021.

⁵⁶ City of Agoura Hills, Department of Solid Waste Management, *Household Hazardous Waste/E-Waste Disposal*, <https://www.agourahillscity.org/department/solid-waste-management/household-hazardous-waste-e-waste-disposal>, accessed December 2021.



d) Waste Reduction Programs

The City of Agoura Hills, in collaboration with the County of Los Angeles, is engaged in a number of activities and programs designed to reduce the waste stream and increase recycling. Under the California Integrated Waste Management Act of 1989 (AB 939), the City must demonstrate the diversion of 50 percent of its disposable waste stream from landfills. This is accomplished in the residential sector through curbside recycling. All residential services include a 65-gallon recycling cart and a 95-gallon green waste cart.

AB 341 requires all cities to implement programs to address commercial recycling and recycling in multi-family unit complexes that generate more than four cubic yards of refuse per week. To address this issue of commercial recycling, in 2006, the City Council adopted Resolution No. 06-1437 to establish revised processes for mandatory collection of commercial recyclables.

The City requires recycling of construction debris from certain types of development, as follows:

- All commercial additions or alterations
- All residential additions or alterations
- Any demolition of any structure requiring a permit
- All New Construction (pursuant to the Green Building Code)

Applicants must complete a Pre-Construction Waste Reduction/Recycling Plan (WRRP) to demonstrate how materials would be recycled. Upon completion of work, the applicant must submit a Post Construction Waste Reduction/Recycling Summary Report, indicating whether the goals for recycling and reuse were met. The minimum diversion requirement is 65 percent.⁵⁷

e) Regional Landfills

Over 250 private waste haulers and several City governments dispose of solid waste at various landfills within Los Angeles County. Los Angeles County has two primary classifications of landfill disposal sites: Class III landfills and Unclassified (Inert) landfills. Class III landfills accept all types of non-hazardous solid waste. Unclassified landfills accept only inert waste, including soil, concrete, asphalt, and other construction and demolition debris. The following County landfills receive solid waste from the City of Agoura Hills:

- Calabasas Landfill: This landfill currently accepts 3,500 tons per day; has a remaining capacity of 4.3 million tons. At present rates of disposal, the landfill would reach its capacity in December 31, 2029.

⁵⁷ *City of Agoura Hills, Department of Solid Waste Management, Construction & Demolition Debris Recycling Program, <https://www.agourahillscity.org/department/solid-waste-management/construction-demolition-debris-recycling-program>, accessed December 2021.*



- Simi Valley Landfill & Recycling Center (SVLRC): This landfill currently accepts 6,000 tons per day; has a remaining capacity of 48 million tons. At current rates of disposal, the landfill would reach its capacity and close on December 31, 2061.
- The Burbank Landfill Site No. 3: This landfill currently accepts 240 tons per day; has a remaining capacity of 2.7 million tons. At current rates of disposal, the landfill would reach capacity and close on December 31, 2053.

As of December 31, 2019, the combined remaining capacity of the three landfills was approximately 55 million tons.⁵⁸

2) Housing Element Housing Opportunity Sites

Sites A, B, C, E, and I

Sites A, B, C, E, and I, are located within the Agoura Village Specific Plan and are currently undeveloped. As the sites are currently undeveloped, no residential and commercial waste and recycling hauling is currently provided to the site, however, once developed, service would be provided by G.I. Industries.

Sites G, J, and K

Sites G, J, and K are located within the Agoura Village Specific Plan and are currently developed with commercial uses. Commercial waste and recycling hauling is provided by G.I. Industries.

Sites O, P, and Q

Sites O, P, and Q are currently developed with shopping centers. Commercial waste and recycling hauling is provided by G.I. Industries.

Sites D, F, H, M, S and R

Sites D, F, H, M, S, and R are currently undeveloped. As the sites are currently undeveloped, no residential and commercial waste and recycling hauling is currently, however, upon development, service would be provided by G.I. Industries.

Sites L, N, and T

Sites L, N, and T are currently developed with commercial uses. Commercial waste and recycling hauling is provided by G.I. Industries.

⁵⁸ Los Angeles County, Department of Public Works, Countywide Integrated Waste Management Plan, 2019 Annual Report, September 2020, Appendix E-8.



B. Regulatory Setting

1) *Federal*

The Resource Conservation and Recovery Act of 1976 (RCRA – Title 40 of the Code of Federal Regulations), Part 258, contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design (liners, leachate collection, run-off control, etc.), groundwater monitoring, and closure of landfills.

2) *State*

a) *Assembly Bill 939: Integrated Waste Management Act of 1089*

The California Integrated Waste Management Act of 1989 (“AB 939”), as amended, was enacted to reduce, recycle, and reuse solid waste generated in the state. AB 939 requires city and county jurisdictions to divert 50 percent of the total waste stream from landfill disposal. AB 939 also requires each city and county to promote source reduction, recycling, and safe disposal or transformation. AB 939 further requires each city and county to conduct a Solid Waste Generation Study and to prepare a Source Reduction and Recycling Element to describe how it would reach these goals. The Source Reduction and Recycling Element contains programs and policies for fulfillment of the goals of AB 939, including the above-noted diversion goals, and must be updated annually to account for changing market and infrastructure conditions. As projects and programs are implemented, the characteristics of the waste stream, the capacities of the current solid waste disposal facilities, and the operational status of those facilities are upgraded, as appropriate. California cities and counties are required to submit annual reports to CalRecycle to update their progress toward the AB 939 goals.^{59,60}

b) *Assembly Bill 1327*

The California Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327) is codified in Public Resources Code Sections 42900-42911. As amended, AB 1327 requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, or institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The size of these storage areas is to be determined by the appropriate jurisdiction’s ordinance.

c) *Senate Bill 1374*

Signed in 2002, the Construction and Demolition Waste Materials Diversion Requirements (Senate Bill [SB] 1374) were codified in Public Resources Code Section 42919. SB 1374 requires that jurisdictions

⁵⁹ *CalRecycle is shorthand for the California Department of Resources Recycling and Recovery, a new department within the California Natural Resources Agency that administers programs formerly managed by the State’s Integrated Waste Management Board and Division of Recycling.*

⁶⁰ *California Public Resources Code, Section 41821.*



include in their annual AB 939 report a summary of the progress made in diverting construction and demolition waste. The legislation also required that CalRecycle adopt a model ordinance for diverting 50 to 75 percent of all construction and demolition waste from landfills. The model ordinance was adopted by CalRecycle on March 16, 2004.⁶¹

d) Senate Bill 1383

SB 1383, Methane Reduction Law, which went into effect on January 1, 2022, requires organic waste diversion and sets parameters for edible food recovery. Under the statewide initiative, instead of putting food waste in the regular trash, residents of California are expected to put it in the green bins and dumpsters.

e) Assembly Bill 341

AB 341, signed on February 10, 2011, directed that no less than 75 percent of solid waste generated in California be source reduced,⁶² recycled, or composted by 2020, and required CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal by January 1, 2014. AB 341 also mandated local jurisdictions to implement commercial recycling by July 1, 2012.

f) Assembly Bill 1826

AB 1826 requires jurisdictions to implement an organic waste recycling program for businesses, including outreach, education, and monitoring of affected businesses. Additionally, each jurisdiction is to identify a multitude of information, including barriers to siting organic waste recycling facilities, as well as closed or abandoned sites that might be available for new organic waste recycling facilities. AB 1826 defines “organic waste” as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. It also defines a “business” as a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity, or a multifamily residential dwelling consisting of five or more units. As of January 1, 2017, businesses that generate 4 cubic yards or more of organic waste per week are subject to this requirement. Commencing January 1, 2019, businesses that generate 4 cubic yards or more of commercial solid waste per week also are required to arrange for organic waste recycling services. CalRecycle may reduce this triggering threshold for organics recycling to 2 cubic yards or more of commercial solid waste per week as of January 1, 2020.⁶³

⁶¹ CalRecycle, Senate Bill 1374 (2002), August 24, 2018, <https://www2.calrecycle.ca.gov/Docs/CIWMBMeeting/Agenda/821>, accessed December 2021.

⁶² Source reduction refers to activities designed to reduce the volume, mass, or toxicity of products throughout their life cycle. It includes the design and manufacture, use, and disposal of products with minimum toxic content, minimum volume of material, and/or a longer useful life.

⁶³ CalRecycle, Mandatory Commercial Organics Recycling (MORe), www.calrecycle.ca.gov/recycle/commercial/organics/, accessed December 2021.



g) Assembly Bill 1383

AB 1383, Short-Lived Climate Pollutant Reduction Strategy adds enforcement provisions to meet organic waste reduction and edible food recovery targets. It includes providing organic waste collection to all residents and businesses in the city as well as monitoring requirements and reporting requirements. These will take effect on January 1, 2022.

h) California Green Building Standards

The 2019 California Green Building Standards Code, referred to as the CALGreen Code,⁶⁴ sets standards for new structures to minimize the state's carbon output. California requires that new buildings reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Each local jurisdiction retains the administrative authority to exceed the new CALGreen standards. The 2019 CALGreen Code went into effect January 1, 2020.

3) Regional

a) The Los Angeles County Integrated Waste Management Plan

Pursuant to AB 939, each County is required to prepare and administer a CIWMP, including preparation of an Annual Report. The CIWMP is to comprise of the various counties' and cities' solid waste reduction planning documents, plus an Integrated Waste Management Summary Plan (Summary Plan) and a Countywide Siting Element (CSE). The Summary Plan describes the steps to be taken by local agencies, acting independently and in concert, to achieve the mandated state diversion rate by integrating strategies aimed toward reducing, reusing, recycling, diverting, and marketing solid waste generated within the County. The County's Department of Public Works is responsible for preparing and administering the Summary Plan and the CSE.

The County continually evaluates landfill disposal needs and capacity as part of the preparation of the CIWMP Annual Report. Within each annual report, future landfill disposal needs over the next 15-year planning horizon are addressed in part by determining the available landfill capacity. The most recent annual report, the CIWMP 2019 Annual Report, published in September 2020, provides disposal analysis and facility capacities for 2019, as well as projections to the CIWMP's horizon year of 2034.⁶⁵ As stated within the CIWMP 2019 Annual Report, the County is not anticipating a solid waste disposal capacity shortfall within the next 15 years under current conditions.⁶⁶ A variety of strategies, including maximizing waste reduction and recycling; studying, promoting, and developing alternative technologies; expanding transfer and processing infrastructure; and utilizing out-of-county disposal (including waste-by-rail) would

⁶⁴ *Building Standards Commission, CALGreen, www.dgs.ca.gov/BSC/Codes, accessed December 2021.*

⁶⁵ *County of Los Angeles, Department of Public Works, Countywide Integrated Waste Management Plan, 2019 Annual Report, September 2020.*

⁶⁶ *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan 2018 Annual Report, page 50.*



be implemented to ensure that the County would be able to accommodate the solid waste generated through the horizon year of 2034.⁶⁷

4) Local

a) City of Agoura Hills Municipal Code

Article V, Chapter 3 of the Agoura Hills Municipal Code regulates the collection, recycling, and disposal of solid waste from residential and commercial premises in order to meet the statutory obligations imposed by AB 939.

b) Agoura Hills General Plan

The current General Plan contains the following goals and policies related to solid waste, which would remain as part of the GPU. The GPU proposes no additional goals and policies related to solid waste, nor changes to those existing.

- Goal U-4 Solid Waste Collection and Disposal Operations.** Control and reduction of solid waste generation and disposal.
- Policy U-4.1 Waste Collection Services.** Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law.
- Policy U-4.2 Diversion of Waste.** Require recycling, green recycling/composting, and waste separation to reduce the volume and toxicity of solid wastes sent to landfill facilities, with the objective of diverting nonhazardous waste to a certified recycling processor, consistent with state mandates for landfill diversion.
- Policy U-4.3 Waste Collection Performance.** Periodically review waste collection performance to verify adequacy of service.
- Policy U-4.4 Community Education.** Continue to publicize and educate the public about waste reduction techniques, programs, and facilities.
- Policy U-4.5 Recycling for New Development.** Require new development to incorporate recycling locations into the project.
- Policy U-4.6 Hazardous Waste.** Continue the collection programs that provide disposal of household hazardous waste and electronic items to City residents throughout the year.
- Policy U-4.7 Recycling and Reuse of Construction Wastes.** Continue the commercial solid waste/recycling program, consistent with state requirements for

⁶⁷ County of Los Angeles Department of Public Works, *Countywide Integrated Waste Management Plan 2018 Annual Report*, page 50 through 51.



diversion, for waste collection from all commercial program providers, including recycling materials generated by the demolition and remodeling of buildings.

Policy U-4.8 Residential Waste Recycling. Continue to provide recycling as part of regular residential curbside service, including green and equestrian waste recycling.

Policy U-4.9 Non-Residential Waste Recycling. Continue to require non-residential uses and businesses to participate in the City's commercial recycling program.

Policy U-4.10 Community Clean-Up Events. Continue to sponsor and help coordinate annual clean-up events, in which volunteers and community organizers help pick up litter at parks and other public areas.

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds address impacts related to solid waste. Specifically, the Guidelines state that the proposed project may have an adverse significant solid waste impact if it would:

- a) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- b) Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

B. Project Impacts and Mitigation Measures

Impact N-5: Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that future development in accordance with the General Plan 2010 would not require new or expanded solid waste disposal facilities and would result in the project being served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. As such, the General Plan EIR 2010 found that impacts to solid waste infrastructure would not be significant.

GPU Impact

Housing Sites Development

The update to the Community Conservation and Development Element includes amending General Plan land use designations on some of the proposed Housing Element opportunity sites to accommodate multi-family units which requires revisions to the Land Use & Community Form section of the Element and Land



Use Map. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

The Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

Additional development throughout the City accommodated under the General Plan 2010, such as infill and redevelopment, would increase solid waste generation within the City. Three landfills currently serve the City of Agoura Hills, including the Calabasas Landfill, the SVLRC, and the Burbank Landfill Site No. 3. As previously stated, as of December 31, 2019 (the most recent date for which data is available), these three landfills have a combined capacity of approximately 55 million tons.⁶⁸

An additional 1,401 to 2,348 residential units could be developed under the project, per Table III-4 of Section III. Project Description. **Table IV.N.3-1, Estimated Solid Waste Generation Under the Project**, presents the estimated additional solid waste that would be generated by an additional 1,401 to 2,348 residential units in the City.

**Table IV.N.3-1
Estimated Daily Solid Waste Generation Under the Project**

Land Use	Buildout Under the Project (dwelling units)	Generation Rate (lbs/day) ¹	Total (lbs/day)
Residential	1,401	12.23	17,134
Residential	2,348	12.23	28,716

Notes:
lbs/day = pounds per day
1 Generation rate source: CalRecycle, Residential Sector Generation Rates, <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>, accessed December 2021.

As shown in **Table IV.N.3-1**, the Project would generate an increase of approximately 17,134 to 28,716 pounds of solid waste per day in the City. Under a contract with the City, G.I. Industries would continue to provide services to future development in Agoura Hills. As previously discussed, the County landfills receiving solid waste from Agoura Hills have a combined maximum throughput of 9,740 tons per day (or 19,480,000 pounds per day). The additional solid waste that would be generated from development on the housing opportunity sites would represent approximately 0.09 to 0.15 percent of the total landfill daily throughput. Therefore, waste generated by the project would be accommodated by existing and likely future landfill capacities.

The Calabasas Landfill is expected to close in 2027, which is prior to the General Plan Update buildout year of 2035. The SVLRC is scheduled to remain until approximately 2061 and accepts 6,000 tons per day. The third landfill currently serving Agoura Hills, Burbank Landfill Site No. 3, is scheduled to remain open until approximately 2053. The Burbank Landfill Site No. 3 accepts 240 tons per day.

⁶⁸ Los Angeles County, Department of Public Works, Countywide Integrated Waste Management Plan, 2019 Annual Report, September 2020, Appendix E-8.



The total 17,134 pounds (8.57 tons) to 28,716 pounds (14.36 tons) per day anticipated to be generated with the project would comprise approximately 0.14 and 0.23 percent of the daily permitted landfill capacity at the two landfills remaining open after 2035. Therefore, it is anticipated that waste generated by additional growth under the Project would be accommodated by existing and future landfill capacities.

In addition, Policy U-4.1 (Waste Collection Services) and Policy U-4.2 (Diversion of Waste) under Goal U-4 (Solid Waste Collection and Disposal Operations) of the General Plan require that adequate solid waste collection be maintained and recycling be required to divert nonhazardous waste from landfills.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. An incremental increase in solid waste could be produced from increased vegetation removal activities associated with additional enhanced vegetation management activities, however, such solid waste would be considered green waste and would be disposed of in accordance with applicable green waste and composting regulations and policies. Since vegetation removal is only conducted periodically and much greenwaste is recycled into mulch, the daily solid waste generation rates used in Table IV.3.N-1 are sufficient to reflect any minor increases associated with additional vegetation removal for wildfire prevention. Thus, the additional wildfire management policies in the General Plan Update would not result in significant impacts to landfill capacity.

These policies do not propose any development that would impact solid waste generation. There would be no impact from adoption of the updates to these General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goal. Impacts would be less than significant.

Mitigation Measures:

None required.



Impact N-6: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would comply with applicable federal, state, and local statutes and regulations related to solid waste. As such, the General Plan EIR 2010 found that the General Plan 2010 would not conflict with solid waste regulations and impacts would not be significant.

GPU Impact

Housing Sites Development

The Housing Element identifies 20 housing opportunity sites for potential development. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. The update to the Community Conservation and Development Element includes amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use & Community Form section of the Element and Land Use Map. The Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

State law currently requires a 50 percent diversion of solid waste from landfills. The City of Agoura Hills has achieved this diversion through recycling and collection of green waste. Therefore, the City is in compliance with state law.

Solid waste generated as a result of the GPU would be disposed of in accordance with all applicable federal, state, and local regulations related to solid waste, including AB 939. Specifically, AB 939 requires city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal. The City currently meets the requirements and is working to further reduce waste entering landfills to meet future mandates. In addition, Policy U-4.1 (Waste Collection Services) and Policy U-4.2 (Diversion of Waste) under Goal U-4 (Solid Waste Collection and Disposal Operations) of the General Plan require that adequate solid waste collection be maintained and recycling be required to divert nonhazardous waste from landfills. Thus, implementation of the project, with adherence to the policies of Goal U-4 (Solid Waste Collection and Disposal Operations), would ensure that no conflict with federal, state, or local statutes or regulations related to solid waste disposal would occur, and so impacts would be less than significant..

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the



Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

Updates to the Infrastructure and Community Services Element pertain to the City's approach for analyzing transportation-related environmental impacts and would not have the potential to affect the City's ability to meet solid waste reduction statues and goals and updates to the Natural Resources Element would be to reduce the risk of air quality impacts and would not have the potential to affect the City's ability to meet solid waste reduction statues and goals.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the Project would not conflict with solid waste reduction statues and regulations, and impacts would be less than significant.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that there would be no adverse impact on solid waste. Therefore, the General Plan 2010 would not contribute to adverse impacts to these areas, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

The Housing Element proposes 20 housing opportunity sites, and the Community Development and Conservation Element Update includes text changes to address the change in land use designations on some of the sites, as well as a revised Land Use Map. The geographic context for the analysis of cumulative impacts associated with solid waste systems would be the service area of the solid waste service provider, the Los Angeles County region of the CIWMB. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If "no impact" occurs, no cumulative analysis is provided for that threshold.

Any existing capacity that currently exists within a landfill's service boundary is finite. Thus, it is considered that, without approved specific plans for substantial expansion of the landfill facilities that serve the County, solid waste generation from approved and foreseeable cumulative projects in the GPU area would exacerbate regional landfill capacity issues in the future. That is, any additional solid waste incrementally added to existing facilities would decrease the amount of time until they are completely full. The implementation of source reduction measures would be required by law on a project-specific basis as development projects are proposed, and requirements for recycling would partially address landfill



capacity issues by diverting additional solid waste at the source of generation. Although the project itself would have a less-than-significant impact to solid waste, development associated with projects both within and outside of the City would be cumulatively considerable, and impacts associated with cumulative development would be significant and unavoidable due to the unknown status of landfills serving the City of Agoura Hills at the time of GPU buildout (2035).

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would impact solid waste. There would be no cumulative impact from adoption of these updates to General Plan elements.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in cumulative impacts related to solid waste.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, implementation of the GPU would result in less than significant impacts pertaining to policies and application of all local, state, and federal regulations regarding solid waste. Similar to the findings of the General Plan EIR, cumulative solid waste impacts would be significant.



IV. ENVIRONMENTAL IMPACT ANALYSIS

N.4 UTILITIES – ENERGY

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects related to energy consumption, including the relocation, reconstruction, or expansion of energy (electricity and natural gas) infrastructure, from implementation of the proposed project. Analysis in this section is based on the VMT Assessment prepared for the project, on road emissions data from the California Air Resources Board (EMFAC), and energy consumption data and projections from the United States Energy Information Administration, the California Energy Commission, Southern California Gas Company, and Southern California Edison.

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would increase the amount of energy used, but would not require or result in the construction of new energy production or transmission facilities, or expansion of existing facilities. Future development supported by the 2010 General Plan could increase the consumption of electricity and natural gas within the City by 15 percent and 19 percent, respectively; however, should additional electricity or natural gas facilities be needed in the future, such projects would be subject to separate CEQA review and impacts assessed at that time. Furthermore, the 2010 General Plan and Implementation Program included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve buildout, help reduce energy demand on service providers, and require that future development comply with energy regulations. As such, the General Plan EIR 2010 concluded that energy impacts would be less than significant.

2. ENVIRONMENTAL SETTING

A. Existing Conditions

A summary of and context for energy consumption and energy demands within California is presented in “U.S. Energy Information Administration, California State Profile and Energy Estimates, Quick Facts” excerpted below:

- California was the seventh-largest producer of crude oil among the 50 states in 2019, and, as of January 2020, it ranked third in oil refining capacity. Foreign suppliers, led by Saudi Arabia, Iraq, Ecuador, and Colombia, provided more than half of the crude oil refined in California in 2019.
- California is the largest consumer of both jet fuel and motor gasoline among the 50 states and accounted for 17% of the nation’s jet fuel consumption and 11% of motor gasoline consumption in 2019. The state is the second-largest consumer of all petroleum products combined, accounting for 10% of the U.S. total.
- In 2018, California's energy consumption was second-highest among the states, but its per capita energy consumption was the fourth-lowest due in part to its mild climate and its energy efficiency programs.



- In 2019, California was the nation’s top producer of electricity from solar, geothermal, and biomass energy, and the state was second in the nation in conventional hydroelectric power generation.
- In 2019, California was the fourth-largest electricity producer in the nation, but the state was also the nation’s largest importer of electricity and received about 28% of its electricity supply from generating facilities outside of California, including imports from Mexico.⁶⁹

As indicated above, California is one of the nation’s leading energy-producing states, and California per capita energy use is among the nation’s most efficient. Given the nature of the proposed project, the remainder of this discussion will focus on the three sources of energy that are most relevant to the project—namely, electricity and natural gas for building uses, and transportation fuel for vehicle trips associated with the proposed project.

As of 2019, the year of most recent data currently available by the United States Energy Information Administration (EIA), energy use in California by demand sector was:

- Approximately 39.3 percent transportation;
- Approximately 23.2 percent industrial;
- Approximately 18.9 percent commercial; and
- Approximately 18.7 percent residential.⁷⁰

California’s estimated annual energy use as of 2020 included:

- Approximately 272,576 gigawatt hours (GWh) of electricity;⁷¹
- Approximately 2,074,302 million cubic feet of natural gas;⁷² and
- Approximately 12,572 million gallons of gasoline and 2,979 million gallons of diesel.⁷³

⁶⁹ *United States Energy Information Administration, Independent Statistics and Analysis, State Profile and Energy Estimates, California, Quick Facts, available at: <http://www.eia.gov/state/?sid=CA#tabs2>.*

⁷⁰ *United States Energy Information Administration, Independent Statistics and Analysis, State Profile and Energy Estimates, California, Consumption by Sector, California Energy Consumption by End-Use Sector, available at: <https://www.eia.gov/state/?sid=CA#tabs-2>.*

⁷¹ *California Energy Commission, Energy Almanac, Total Electric Generation, 2020, available at: <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2020-total-system-electric-generation>.*

⁷² *United States Energy Information Administration, Natural Gas Consumption by End Use, August 31, 2020, available at: https://www.eia.gov/dnav/ng/ng_cons_sum_a_EPG0_VCO_mmcf_a.htm.*

⁷³ *California Energy Commission, Table: A15 Report Responses vs. California Department of Tax and Fee Administration (CDTFA), “CDTFA Gasoline Taxable” and “CDTFA Taxable Diesel Sales” Columns, Year 2020, available at: <https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-retail-fuel-outlet-annual-reporting>. Note that diesel total is adjusted to account for retail (49%) and non-retail (51%) diesel sales.*



1) Electricity

Electricity would be provided to the future development of opportunity sites in the Housing Element by Southern California Edison (SCE). The SCE provides electric power to more than 15 million persons, within a service area encompassing approximately 50,000 square miles.⁷⁴ The SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. The SCE also purchases from independent power producers and utilities, including out-of-state suppliers.⁷⁵ **Table IV.N.4-1, SCE 2019 Power Content Mix**, identifies SCE's specific proportional shares of electricity sources in 2020.

**Table IV.N.4-1
SCE 2020 Power Content Mix**

Energy Resources	SCE Power Mix	SCE Green Rate 50%	SCE Green Rate 100%
Eligible Renewable	30.9%	65.4%	100%
<i>Biomass & Waste</i>	0.1%	0.1%	0.0%
<i>Geothermal</i>	5.5%	2.8%	0.0%
<i>Eligible Hydroelectric</i>	0.8%	0.4%	0.0%
<i>Solar</i>	15.1%	57.6%	100%
<i>Wind</i>	9.4%	4.7%	0.0%
Coal	0.0%	0.0%	0.0%
Large Hydroelectric	3.3%	1.6%	0.0%
Natural Gas	15.2%	7.6%	0.0%
Nuclear	8.4%	4.2%	0.0%
Other	0.3%	0.2%	0.0%
Unspecified Sources of power *	42.0%	21.0%	0.0%
Total	100%	100%	100%
Notes: * "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources. Source: Southern California Edison, 2020 Power Content Label, available at: https://www.sce.com/sites/default/files/inline-files/SCE_2020PowerContentLabel.pdf .			

SCE engages in a wide variety of energy efficiency programs and incentives, including services for lighting, appliances, heating and cooling, multi-family housing, pools, and customer generation (solar) and behind-the-meter storage (solar-fed battery). In 2020, SCE offered more than 90 energy-efficiency programs that saved 1,490 gigawatt hours (GWh) of energy.⁷⁶ The SCE is one of the nation's largest purchasers of renewable energy. In addition to their standard power mix, SCE offers customers their Green Rate and Community Renewables programs which supply options of 50% and 100% renewable power (primarily

⁷⁴ Southern California Edison, *About Us, Who We Are, Our Service Territory*, <https://www.sce.com/about-us/who-we-are/leadership/our-service-territory>.

⁷⁵ California Energy Commission, *Utility Energy Supply plans from 2015*, available at: https://www.energy.ca.gov/almanac/electricity_data/supply_forms.html

⁷⁶ Southern California Edison, *2020 Sustainability Report*, page 49, available at: <https://www.edison.com/home/sustainability/sustainability-report.html>, accessed December 23, 2021.



from solar). In 2019, SCE delivered 84.7 billion kWh of electricity to customers in its 50,000 square-mile service area, 29 billion of which went to residential customers.⁷⁷

Electricity is transmitted to the City through a series of high-transmission power lines. It is down-converted at substations and distributed to residential, commercial, and institutional uses throughout the City. The SCE regularly reviews its grid system and infrastructure for reliability of service to its customers. In addition, capital improvements by SCE are funded from SCE's General Rate Case (GRC) approved by the California Public Utilities Commission (CPUC) for expansion and improvement projects within SCE's power grid. The GRC is SCE's proposal to CPUC for what it needs to continue to provide high level service to its customers. It is a mandated regulatory proceeding that SCE goes through every three years, in which SCE requests funds for its infrastructure, maintenance, and upgrade investments. The funding that is allocated to SCE is used to inspect, repair, and when appropriate, upgrade its electrical infrastructure within its 50,000 square-mile service territory, which includes Agoura Hills. Based on modeling using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 prepared for the air quality and greenhouse gas analyses, existing land uses within the City currently consume approximately 31,300,264 kilowatt-hours (kWh) of electricity per year.⁷⁸

2) Natural Gas

Natural gas would be provided to the future development of housing opportunity sites in the Housing Element by Southern California Gas (SoCalGas). SoCalGas is the principal distributor of natural gas in Southern California, serving residential, commercial, and industrial markets. Southern California Gas receives gas supplies from several sedimentary basins in the western United States and Canada, including supply basins located in New Mexico (San Juan Basin), West Texas (Permian Basin), the Rocky Mountains, and Western Canada as well as local California supplies.⁷⁹ The traditional southwestern United States sources of natural gas will continue to supply most of SoCalGas' natural gas demand. The Rocky Mountain supply is available but is used as an alternative supplementary supply source, and the use of Canadian sources provide only a small share of SoCalGas supplies due to the high cost of transport.⁸⁰ The availability of natural gas is based upon present conditions of gas supply and regulatory policies as the SoCalGas is under the jurisdiction of the CPUC and other federal regulatory agencies. In addition, SoCalGas makes available to its customers energy efficiency programs with rebates and incentives for the purpose of reducing natural gas consumption. In 2019, the total demand across for natural gas all sectors (excluding

⁷⁷ *Southern California Edison, 2020 Financial & Statistical Report, available at: <https://www.edison.com/content/dam/eix/documents/investors/sec-filings-financials/2020-financial-statistical-report.pdf>, accessed December 23, 2021, page 14.*

⁷⁸ *Refer to the CalEEMod output data sheets for Existing Annual Operations (included as Appendix D to this SEIR), Section 5.3 Energy by Land Use – Electricity.*

⁷⁹ *California Gas and Electric Utilities, 2020 California Gas Report, page 111.*

⁸⁰ *California Gas and Electric Utilities, 2020 California Gas Report, pages 111-112.*



wholesale and natural gas vehicle stations) within the SoCalGas service area was 341.3 billion cubic feet (cf), 237.5 billion cf of which was delivered to residential uses.⁸¹

Natural gas is supplied to the Southern California region through a system of interstate pipelines. Current capacities in the interstate pipeline system can provide approximately 3,775 million cf of gas per day for Southern California customers.⁸² The City receives its natural gas through a series of existing steel and plastic mains and distribution pipelines of various sizes and pressures underneath public streets and rights-of-way. Capital improvement projects for SoCalGas are generally underwritten by SoCalGas ratepayers.

Based on CalEEMod modeling, existing land uses within the City currently consume approximately 34,103,865 kilo-British thermal units (kBTU),⁸³ or approximately 34,990,565 cubic feet (cf), of natural gas per year.

3) Transportation Fuels

As discussed above, transportation accounted for nearly 40 percent of California's total energy consumption in 2019.⁸⁴ Petroleum-based fuels (gasoline and diesel fuels) currently account for 89 percent of California's transportation energy sources.⁸⁵ However, the state is now working on developing flexible strategies to reduce petroleum use. Over the last decade, California has implemented several policies, rules, and regulations to improve vehicle efficiency, increase the development and use of alternative fuels, reduce air pollutants and GHGs from the transportation sector, and reduce VMT. According to the California Department of Tax and Fee Administration, total statewide gasoline consumption has increased by 6.4 percent from 2012 to 2019.⁸⁶ However, this increase is mainly due to population increases as the per capita gasoline consumption is showing a downward trend.⁸⁷ The California Energy Commission (CEC),

⁸¹ Calculated as follows: 237.5 billion cubic feet (residential) + 82.8 billion cubic feet (commercial) + 21.0 billion cubic feet (industrial) = 341.3 billion cubic feet. Source: California Gas and Electric Utilities, 2020 California Gas Report, pages 99, 100, and 102.

⁸² California Gas and Electric Utilities, 2020 California Gas Report, Figure 20 – Receipt Point and Transmissions Zone Firm Capacities, page 114.

⁸³ Refer to the CalEEMod output data sheets for Existing Annual Operations (included as Appendix D to this SEIR), Section 5.2 Energy by Land Use – Natural Gas.

⁸⁴ United States Energy Information Administration, State Profile and Energy Estimates, California, Consumption by Sector, California Energy Consumption by End-Use Sector, available at: <https://www.eia.gov/state/?sid=CA#tabs-2>.

⁸⁵ California Energy Commission, 2021-2023 Investment Plan Update for the Clean Transportation Program, December 2021, page 58. Based on analysis from California Energy Commission Energy Assessments Division, with data from the California Department of Motor Vehicles.

⁸⁶ California Department of Tax and Fee Administration, Fuel Taxes Statistics & Reports, 10 Year Gas Report, www.cdtfa.ca.gov/taxes-and-fees/spftrpts.htm, accessed December 23, 2021. Note that due to the irregular nature of the transportation sector during 2020 as a result of the Covid-19 pandemic, 2020 numbers have not been considered in the calculation of fuel consumption trend.

⁸⁷ Eno Center for Transportation, "How Have Different State Populations Changed Their Gasoline Consumption?," available at: <https://www.enotrans.org/article/how-have-different-state-populations-changed-their-gasoline-consumption/>, accessed December 23, 2021.



also forecasts a decline in gasoline demand due to increased fuel efficiency and increased use of alternative fuels, such as natural gas, biofuels, and electricity.⁸⁸ Revisions to EPA fuel economy testing methods in 2006 as well as to manufacturing calculations in 2017 have resulted in improved fuel efficiency of gasoline- and diesel-powered vehicles, resulting in a reduction of fuel consumption. In 2019, the CEC estimates that the total fuel sold within the County of Los Angeles was 3.5 billion gallons of gasoline and 287 million gallons of diesel fuel.⁸⁹

Gasoline (and other vehicle fuels) are commercially-provided commodities and would be available to future residents, visitors, and employees in the City via commercial outlets. Based on CalEEMod modeling, existing land uses within the City are projected to generate approximately 137,046,371 vehicle miles travelled (VMT).⁹⁰ According to CARB's On-Road Emissions Factor (EMFAC) model, diesel-powered vehicles account for 4.41 percent of all on-road VMT and have an average fuel efficiency weighted for percentage of total miles traveled of 11 miles per gallon (mpg) in 2022, while gasoline-powered vehicles account for 91.52 percent of all on-road VMT with a weighted average fuel efficiency of 25 mpg; electric-powered vehicles, natural-gas-powered vehicles, and plug-in hybrid vehicles account for the remaining on-road VMT.⁹¹ Using the same percentages of VMT and average fuel economy projected by EMFAC, existing uses in the City currently consume approximately 549,431 gallons of diesel fuel and 5,016,994 gallons of gasoline per year.⁹²

4) Housing Element Housing Opportunity Sites

Electrical and natural gas services and infrastructure is currently available from SCE and SoCalGas, respectively, at all project sites identified for potential future development under the GPU. CalEEMod modeling prepared for the project determined that existing development at the housing opportunity sites consumes approximately 5,367,858 kBTU,⁹³ or 5,507,422 cf of natural gas, and approximately 6,579,733 kWh⁹⁴ of electricity per year. In addition, CalEEMod estimates that existing development at the housing

⁸⁸ California Energy Commission, 2019 Integrated Energy Policy Report, February 2020, page 228.

⁸⁹ California Energy Commission, 2010-2020 CEC-A15 Results and Analysis, "Retail Gasoline Sales by County" and "Retail Diesel Sales by County," Year 2019, available at: <https://www.energy.ca.gov/media/3874>. Note that diesel total is adjusted to account for retail (49%) and non-retail (51%) diesel sales.

⁹⁰ Refer to the CalEEMod output data sheets for Existing Annual Operations (included as Appendix D to this SEIR), Section 4.2 Trip Summary Information.

⁹¹ California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2022). The modeling input values are considered generally representative of conditions for the region and representative of the majority of vehicles associated with Project-related VMT.

⁹² Calculated as follows for diesel: 4.41 percent of total 137,046,371 VMT = 6,043,745 diesel VMT / 11 diesel mpg = 549,431 diesel gallons. Calculated as follows for gasoline: 91.52 percent of total 137,046,371 VMT = 125,424,839 gasoline VMT / 25 gasoline mpg = 5,016,994 gasoline gallons.

⁹³ Refer to the CalEEMod output data sheets for Uses Being Removed (included as Appendix D to this SEIR), Section 5.2 Energy by Land Use – Natural Gas

⁹⁴ Refer to the CalEEMod output data sheets for Uses Being Removed (included as Appendix D to this SEIR), Section 5.3 Energy by Land Use – Electricity.



opportunity sites is associated with approximately 21,817,407 VMT annually.⁹⁵ Using the percentages of VMT and average fuel economy projected by EMFAC and discussed above, existing uses at the housing opportunity sites currently consume approximately 87,468 gallons of diesel fuel and 798,692 gallons of gasoline per year.⁹⁶

B. Regulatory Setting

Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. On the state level, the CPUC and the California CEC are two agencies with authority over different aspects of energy. Relevant federal and state energy-related laws and plans are summarized below.

1) Federal

The United States Department of Energy (DOE) is the federal agency responsible for establishing policies regarding energy conservation, domestic energy production and infrastructure. The Federal Energy Regulatory Commission (FERC) is an independent federal agency, officially organized as part of the DOE which is responsible for regulating interstate transmission of natural gas, oil and electricity, reliability of the electric grid and approving of construction of interstate natural gas pipelines and storage facilities. The Energy Policy Act of 2005 has also granted FERC with additional responsibilities of overseeing the reliability of the nation's electricity transmission grid and supplementing state transmission siting efforts in national interest electric transmission corridors.

FERC has authority to oversee mandatory reliability standards governing the nation's electricity grid. FERC has established rules on certification of an Electric Reliability Organization (ERO) which establishes, approves, and enforces mandatory electricity reliability standards. The North American Electric Reliability Corporation (NERC) has been certified as the nation's ERO by FERC to enforce reliability standards in all interconnected jurisdictions in North America. Although FERC regulates the bulk energy transmission and reliability throughout the United States, the areas outside of FERC's jurisdictional responsibility include state level regulations and retail electricity and natural gas sales to consumers which falls under the jurisdiction of state regulatory agencies.

a) Corporate Average Fuel Economy (CAFE) Standards

First established by the U.S. Congress in 1975, the Corporate Average Fuel Economy (CAFE) standards reduce energy consumption by increasing the fuel economy of cars and light trucks. The National Highway Traffic Safety Administration (NHTSA) and U.S. Environmental Protection Agency (USEPA) jointly administer the CAFE standards. The U.S. Congress has specified that CAFE standards must be set at the

⁹⁵ Refer to the CalEEMod output data sheets for Uses Being Removed (included as Appendix D to this SEIR), Section 4.2 Trip Summary Information.

⁹⁶ Calculated as follows for diesel: 4.41 percent of total 21,817,407 VMT = 962,148 diesel VMT / 11 diesel mpg = 87,468 diesel gallons. Calculated as follows for gasoline: 91.52 percent of total 21,817,407 VMT = 19,967,290 gasoline VMT / 25 gasoline mpg = 798,692 gasoline gallons.



“maximum feasible level” with consideration given for: (1) technological feasibility; (2) economic practicality; (3) effect of other standards on fuel economy; and (4) need for the nation to conserve energy.

Issued by NHTSA and EPA in March 2020 (published on April 30, 2020 and effective after June 29, 2020), the Safer Affordable Fuel-Efficient Vehicles Rule would maintain the CAFE and CO2 standards applicable in model year 2020 for model years 2021 through 2026. The estimated CAFE and CO2 standards for model year 2020 are 43.7 mpg and 204 grams of CO2 per mile for passenger cars and 31.3 mpg and 284 grams of CO2 per mile for light trucks, projecting an overall industry average of 37 mpg, as compared to 46.7 mpg under the standards issued in 2012.

b) Intermodal Surface transportation Efficiency Act of 1991 (ISTEA)

The Energy Independence and Security Act of 2007 (EISA) facilitates the reduction of national GHG emissions by requiring the following:

- Increasing the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard (RFS) that requires fuel producers to use at least 36 billion gallons of biofuel in 2022;
- Prescribing or revising standards affecting regional efficiency for heating and cooling products, procedures for new or amended standards, energy conservation, energy efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances;
- Requiring approximately 25 percent greater efficiency for light bulbs by phasing out incandescent light bulbs between 2012 and 2014; requiring approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020; and
- While superseded by the USEPA and NHTSA actions described above, (i) establishing miles per gallon targets for cars and light trucks and (ii) directing the NHTSA to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for trucks.

Additional provisions of EISA address energy savings in government and public institutions, promote research for alternative energy, additional research in carbon capture, international energy programs, and the creation of “green jobs.”⁹⁷

2) State

California energy infrastructure policy is governed by three institutions: the California Independent System Operator (California ISO), the CPUC, and the CEC. These three agencies share similar goals, but have different roles and responsibilities in managing the state’s energy needs. The majority of state regulations with respect to electricity and natural gas pertain to energy conservation. There are, however, regulations pertaining to infrastructure. These are discussed further below.

⁹⁷ A “green job,” as defined by the United States Department of Labor, is a job in a business that produces goods or provides services that benefit the environment or conserve natural resources.



a) Integrated Energy Policy Report (IEPR)

Senate Bill 1389 requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety. The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

The 2019 Integrated Energy Policy Report (2019 IEPR) was adopted February 20, 2020, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2019 IEPR focuses on a variety of topics such as decarbonizing buildings, integrating renewables, energy efficiency, energy equity, integrating renewable energy, updates on Southern California electricity reliability, climate adaptation activities for the energy sector, natural gas assessment, transportation energy demand forecast, and the California Energy Demand Forecast.

The 2020 IEPR was adopted March 23, 2021 and identifies actions the state and others can take to ensure a clean, affordable, and reliable energy system. In 2020, the IEPR focuses on California's transportation future and the transition to zero-emission vehicles, examines microgrids, lessons learned from a decade of state-supported research, and stakeholder feedback on the potential of microgrids to contribute to a lean and resilient energy system; and reports on California's energy demand outlook, updated to reflect the global pandemic and help plan for a growth in zero-emission plug in electric vehicles.

b) State of California Energy Plan

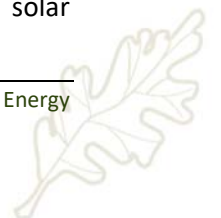
The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

c) California Building Standards Code (Title 24)

California Building Energy Efficiency Standards (Title 24, Part 6)

The California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were adopted to ensure that building construction and system design and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current California Building Energy Efficiency Standards (Title 24 standards) are the 2019 Title 24 standards, which became effective on January 1, 2020. The 2019 Title 24 standards include efficiency improvements to the lighting and efficiency improvements to the non-residential standards include alignment with the American Society of Heating and Air-Conditioning Engineers.

All buildings for which an application for a building permit is submitted on or after January 1, 2020 must follow the 2019 standards. The 2016 residential standards were estimated to be approximately 28 percent more efficient than the 2013 standards, whereas the 2019 residential standards are estimated to be approximately 7 percent more efficient than the 2016 standards. Furthermore, once rooftop solar



electricity generation is factored in, 2019 residential standards are estimated to be approximately 53 percent more efficient than the 2016 standards. Under the 2019 standards, nonresidential buildings are estimated to be approximately 30 percent more efficient than the 2016 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

California Building Energy Efficiency Standards (Title 24, Part 11)

The 2019 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, went into effect on January 1, 2020. The 2019 CALGreen Code includes mandatory measures for non-residential development related to site development; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality.

The Department of Housing and Community Development (HCD) updated CALGreen through the 2019 Triennial Code Adoption Cycle. HCD modified the best management practices for stormwater pollution prevention adding Section 5.106.2; added sections 5.106.4.1.3 and 5.106.4.1.5 in regard to bicycle parking; amended section 5.106.5.3.5 allowing future charging spaces to qualify as designated parking for clean air vehicles; updated section 5.303.3.3 in regard to showerhead flow rates; amended section 5.304.1 for outdoor potable water use in landscape areas and repealed sections 5.304.2 and 5.304.3; and updated Section 5.504.5.3 in regard to the use of MERV filters in mechanically ventilated buildings.

d) Senate Bill 350

Senate Bill 350 (SB 350) was signed into law October 7, 2015, SB 350 increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This will increase the use of Renewables Portfolio Standard (RPS) eligible resources, including solar, wind, biomass, geothermal, and others. In addition, SB 350 requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030. To help ensure these goals are met and the greenhouse gas emission reductions are realized, large utilities will be required to develop and submit Integrated Resource Plans (IRPs). These IRPs will detail how each entity will meet their customers resource needs, reduce greenhouse gas emissions and ramp up the deployment of clean energy resources.

e) Assembly Bill 32

In 2006 the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and best management practices that are technologically feasible and cost effective.



f) Assembly Bill 1493/Pavley Regulations

California Assembly Bill 1493 enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2005, the CARB submitted a “waiver” request to the EPA from a portion of the federal Clean Air Act in order to allow the State to set more stringent tailpipe emission standards for CO₂ and other GHG emissions from passenger vehicles and light duty trucks. On December 19, 2007 the EPA announced that it denied the “waiver” request. On January 21, 2009, CARB submitted a letter to the EPA administrator regarding the State’s request to reconsider the waiver denial. The EPA approved the waiver on June 30, 2009.

g) Executive Order S-1-07/Low Carbon Fuel Standard

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State’s GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009 CARB approved the proposed regulation to implement the low carbon fuel standard and began implementation on January 1, 2011. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. CARB approved some amendments to the LCFS in December 2011, which were implemented on January 1, 2013. In September 2015, the Board approved the re-adoption of the LCFS, which became effective on January 1, 2016, to address procedural deficiencies in the way the original regulation was adopted. In 2018, the Board approved amendments to the regulation, which included strengthening and smoothing the carbon intensity benchmarks through 2030 in-line with California's 2030 GHG emission reduction target enacted through SB 32, adding new crediting opportunities to promote zero emission vehicle adoption, alternative jet fuel, carbon capture and sequestration, and advanced technologies to achieve deep decarbonization in the transportation sector.

The LCFS is designed to encourage the use of cleaner low-carbon transportation fuels in California, encourage the production of those fuels, and therefore, reduce GHG emissions and decrease petroleum dependence in the transportation sector. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are “back-loaded,” with more reductions required in the last five years, than during the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today’s fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.



h) Executive Order N-79-20.

Executive Order N-79-20 was signed into law on September 23, 2020 and mandates 100 percent of in-state sales of new passenger cars and trucks be zero-emission by 2035; 100 percent of medium- and heavy-duty vehicles in the state be zero-emission vehicles by 2045 for all operations where feasible and by 2035 for drayage trucks; and to transition to 100 percent zero-emission off-road vehicles and equipment by 2035 where feasible.

i) Assembly Bill 758

AB 758 requires the CEC to develop a comprehensive program to achieve greater energy efficiency in the state's existing buildings. As part of the requirements of AB 758, the AB 758 Action Plan was released March 2015 and provides a 10-year roadmap that would result in accelerated growth of energy efficiency markets, more effective targeting and delivery of building upgrade services, improved quality of occupant and investor decisions, and vastly improved performance of California's buildings in service of those who own and occupy them. The AB 758 Action Plan provides a comprehensive framework centered on five goals, each with an objective and a series of strategies to achieve it.

j) Senate Bill 1389

Senate Bill (SB) 1389 (Public Resources Code Sections 25300–25323) requires the California Energy Commission (CEC) to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code Section 25301[a]). The latest report, published in 2019, provides an analysis of electricity sector trends, building decarbonization and energy efficiency, zero-emissions vehicles, energy equity, climate change adaptation, electricity reliability in Southern California, natural gas assessment, and electricity, natural gas, and transportation energy demand forecasts.⁹⁸

k) California Air Resources Board

CARB's Advanced Clean Cars Program

Closely associated with the Pavley regulations, the Advanced Clean Cars emissions control program was approved by CARB in 2012. The program combines the control of smog, soot, and GHGs with requirements for greater numbers of zero-emission vehicles for model years 2015–2025. The components of the Advanced Clean Cars program include the Low-Emission Vehicle (LEV) regulations that reduce criteria pollutants and GHG emissions from light- and medium-duty vehicles, and the Zero-Emission Vehicle (ZEV) regulation, which requires manufacturers to produce an increasing number of pure ZEVs (meaning battery

⁹⁸ California Energy Commission, 2019 Integrated Energy Policy Report Website, available at: <https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2019-integrated-energy-policy-report>.



electric and fuel cell electric vehicles), with provisions to also produce plug-in hybrid electric vehicles (PHEV) in the 2018 through 2025 model years.

Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling

The Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (Title 13, California Code of Regulations, Division 3, Chapter 10, Section 2435) was adopted to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. This section applies to diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. Reducing idling of diesel-fueled commercial motor vehicles reduces the amount of petroleum-based fuel used by the vehicle.

Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen, and other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles

The Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles (Title 13, California Code of Regulations, Division 3, Chapter 1, Section 2025) was adopted to reduce emissions of diesel particulate matter, oxides of nitrogen (NOX) and other criteria pollutants from in-use diesel-fueled vehicles. This regulation is phased, with full implementation by 2023. The regulation aims to reduce emissions by requiring the installation of diesel soot filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models. The newer emission-controlled models would use petroleum-based fuel in a more efficient manner.

l) Sustainable Communities Strategy

The Sustainable Communities and Climate Protection Act of 2008, or Senate Bill 375 (SB 375), coordinates land use planning, regional transportation plans, and funding priorities to help California meet the GHG reduction mandates established in AB 32.

Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

m) California Independent System Operator

The California ISO is an independent public benefit corporation responsible for operating California's long-distance electric transmission lines. The California ISO is led by a five-member board appointment by the Governor and is also regulated by FERC. While transmission owners and private electric utilities own their lines, the California ISO operates the transmission system independently to ensure that electricity flows



comply with federal operational standards. The California ISO analyzes current and future electrical demand and plans for any needed expansion or upgrade of the electric transmission system.

n) California Public Utilities Commission

The CPUC establishes policies and rules for electricity and natural gas rates provided by private utilities in California such as Southern California Edison (SCE) and Southern California Gas Company (SoCalGas). Public owned utilities such as the Los Angeles Department of Water and Power (LADWP) do not fall under the CPUC's jurisdiction. The Digital Infrastructure and Video Competition Act of 2006 (DIVCA) established the CPUC as the sole cable/video TV franchising authority in the State of California. DIVCA took effect January 1, 2007.

The CPUC is overseen by five commissioners appointed by the Governor and confirmed by the state Senate. The CPUC's responsibilities include regulating electric power procurement and generation, infrastructure oversight for electric transmission lines and natural gas pipelines and permitting of electrical transmission and substation facilities.

o) California Energy Commission

The CEC is a planning agency which provides guidance on setting the state's energy policy. Responsibilities include forecasting electricity and natural gas demand, promoting and setting energy efficiency standards throughout the state, developing renewable energy resources, and permitting thermal power plants 50 megawatts and larger. The CEC also has regulatory specific regulatory authority over publicly owned utilities to certify, monitor and verify eligible renewable energy resources procured.

p) Senate Bill 1389

Senate Bill (SB) 1389 (Public Resources Code Sections 25300–25323), adopted in 2002, requires the development of an integrated plan for electricity, natural gas, and transportation fuels. Under the bill, the CEC must adopt and transmit to the Governor and Legislature an Integrated Energy Policy Report every two years. In 2018, the CEC decided to write the Integrated Energy Policy Report in two volumes. The Volume I, which was published on August 1, 2018, highlights the implementation of California's innovative policies and the role they have played in moving toward a clean energy economy. Volume II, which was adopted in February 2019, identifies several key energy issues and actions to address these issues and ensure the reliability of energy resources.⁹⁹

q) Senate Bill 649

Senate Bill 649 (SB 649) requires small cellular installations be on vertical infrastructure and on property outside of public rights-of-way. The installation is required to comply with all applicable federal, state, and local health and safety regulations. Additionally, cellular equipment that is no longer in use is required to be removed at no cost to the City.

⁹⁹ *California Energy Commission, 2018 Integrated Energy Policy Report Updated, Volume II, February 2019.*



3) *Regional*

Pursuant to Government Code Section 65080(b)(2)(B), SCAG must prepare a RTP/SCS which (1) identifies the general location of uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Government Code Section 65584; (4) identify a transportation network to service the transportation needs of the region; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; and (6) consider the state housing goals specified in Sections 65580 and 65581; (7) set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the GHG emissions from automobiles and light trucks to achieve the GHG reduction targets approved by the state board; and (8) allow the RTP to comply with air quality conformity requirements under the federal Clean Air Act.

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal 2020–2045 RTP/SCS. On October 30, 2020, CARB accepted SCAG's determination that the SCS would achieve GHG emission reduction targets. The 2020-2045 RTP/SCS meets federal and state requirements and is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern, including land use strategies that focus on urban infill growth and walkable, mixed-use communities in existing urbanized and opportunity areas. More mixed-use, walkable, and urban infill development would be expected to accommodate a higher proportion of growth in more energy-efficient housing types like townhomes, apartments, and smaller single-family homes, as well as more compact commercial buildings types. Furthermore, the 2020-2045 RTP/SCS includes transportation investments and land use strategies that encourage carpooling, increased transit use, active transportation opportunities, and promoting more walkable and mixed-use communities which would potentially help to offset passenger VMT.

4) *Local*

a) City of Agoura Hills General Plan

The current General Plan contains the following goals and policies related to energy, which would remain as part of the GPU. Newly created goals and policies that would be applicable to energy are presented in Section III. Project Description, and discussed in the analysis below.

Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU-1.2 Development Locations. Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces.



Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces.

Goal LU-5 City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policy LU-5.1 Sustainable Building Practices. Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings.

Policy LU-5.2 Existing Structure Reuse. Encourage the retention of existing structures and promote their adaptive reuse with “green” building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent.

Policy LU-5.3 Heat Island Effect. Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots.

Policy LU-5.4 Sustainable Land Development Practices. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:

- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
- Capture and re-use of stormwater on-site for irrigation
- Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
- Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
- Use of permeable paving materials
- Shading of surface parking, walkways, and plazas
- Management of wastewater and use of recycled water

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policy LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use.



- Goal LU-14** **Mixed-Use.** Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills’ residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.
- Policy LU-14.1 Walkable Neighborhoods.** Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site.
- Policy LU-14.2 Ground Floor Development.** Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians.
- Policy LU-14.3 On-Site Amenities.** Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents.
- Goal LU-27** **Community-Serving Shopping Centers.** Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.
- Policy LU-27.2 Mixed-Use Development.** Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, in accordance with Policy LU-14.1 through Policy LU-14.5 and contingent on the development of residential serving amenities.
- Goal H-1** **Conserve and Improve Existing Housing.** Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.
- Policy H-1.1 Housing Design.** Assure that new housing is well-designed and based on sustainable principles.
- Goal H-2** **Provision of Affordable Housing.** Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.
- Policy H-2.6 Green Building.** Promote sustainable building practices that utilize materials, architectural design features, and interior features and finishings to reduce energy and water consumption.
- Goal M-2** **Complete Streets.** A transportation system that serves all modes of travel and meets the needs of all users, as specified in the Complete Streets Act of 2007.
- Policy M-2.1 Complete Streets.** Ensure that the existing and future transportation system serves multiple modes of travel, such as driving, walking, biking, and transit.



- Policy M-2.3 Transportation Planning.** Encourage desired land use patterns, such as mixed-use walkable developments, through transportation planning and design.
- Policy M-2.5 Comprehensive Bicycle and Pedestrian System.** Develop and maintain a safe, integrated, and comprehensive bicycle and pedestrian system that serves all ages and abilities in Agoura Hills.
- Goal M-4 Ensuring Quality of Life.** A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.
- Policy M-4.6 Energy Reduction.** Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system.
- Goal M-6 Alternative Transportation.** Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.
- Policy M-6.1 Efficient System.** Promote the most efficient use of the City's existing transportation network and encourage the integration of alternative modes into design standards and future improvements.
- Policy M-6.2 Mode Choice.** Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. Ensure that existing and future infrastructure will be adequate for future transportation modes.
- Policy M-6.3 Design of Alternative Modes.** New roadways and future street-improvement projects shall be bicycle- and pedestrian-friendly in design.
- Policy M-6.4 Design Enhancements.** Enhance bus stops with amenities such as street trees, benches, bus shelters and waste receptacles, public art or other measures.
- Policy M-6.5 Education.** Promote non-motorized transportation through encouragement and education.
- Goal M-7 Pedestrians.** Transportation improvements and development enhancements that promote and support walking within the community.
- Policy M-7.1 Walkability.** Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system.
- Policy M-7.2 Pedestrian Connectivity.** Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks.



- Policy M-7.3 Pedestrian Experience.** Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate.
- Policy M-7.4 Walkable Developments.** Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking.
- Goal M-8 Bikeways.** Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.
- Policy M-8.1 Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community.
- Policy M-8.2 Continuous Bikeway Connectivity.** Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region.
- Policy M-8.7 Bicycle Parking.** Developments shall provide for bicycle parking facilities.
- Goal M-9 Transit.** Transit options that are a viable component of the City’s multi-modal transportation system.
- Policy M-9.1 Transit Commuting.** Encourage the use of public transportation for commuting trips by collaborating with regional transit agencies to provide additional transit options for service to Agoura Hills.
- Policy M-9.2 Transit Planning.** Encourage transit planning as an integral component of the development review process, and identify recommended transit routes and stations as part of long-range planning efforts.
- Policy M-9.3 Citywide Shuttle Service.** Explore an intercity shuttle system to promote transit trips between residential, commercial, and community areas and enhance mobility for non-driving older adults, children, and persons with disabilities.
- Policy M-9.4 Local Transit.** Explore the feasibility of expanding the services of the existing transit programs and other appropriate transit programs.
- Goal M-10 Transportation Demand Management.** The successful application of TDM measures to reduce reliance on single-occupancy vehicles for everyday travel.
- Policy M-10.1 Current Techniques.** Actively utilize current TDM techniques to aid in the reduction of single-occupancy vehicle trips.
- Policy M-10.2 Trip Reduction.** Encourage existing and new developments to participate in trip reducing activities.
- Policy M-10.3 Ride Share.** Actively promote the use of ride-sharing and ride-matching services, for both residents and non-residents.



- Policy M-10.5 Preferential Parking.** Encourage the availability of preferential parking in selected areas for designated carpools.
- Goal U-5 Energy Provision and Conservation.** Adequate, efficient, and environmentally sensitive energy service for all residents and businesses.
- Policy U-5.1 New Development Requirements.** Require that new development be approved contingent upon its ability to be served by adequate natural gas and electric facilities and infrastructure.
- Policy U-5.2 Adequate Facilities.** Coordinate with Southern California Edison (SCE) and Southern California Gas Company (SCGC) to ensure that adequate electric and natural gas facilities are available to meet the demands of existing and future development, and to encourage conservation techniques.
- Policy U-5.3 Solar Access.** Ensure that sites, landscaping, and buildings are configured and designed to maximize and protect solar access.
- Policy U-5.4 Energy Efficient Incentives.** Coordinate with relevant utilities and agencies to promote energy rebate and incentive programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments.
- Policy U-5.6 Energy Conservation.** Install energy-efficient appliances and alternative-energy infrastructure, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible.
- Policy U-5.7 Solar Panels in Projects.** Provide incentives for use of solar energy in new development.
- Goal NR-9 Energy Conservation.** Provision of affordable, reliable, and sustainable energy resources to residents and businesses.
- Policy NR-9.1 Public Outreach.** Promote energy conservation measures and options to all residents, businesses, contractors, and consultants.
- Policy NR-9.2 Energy Conservation for City Facilities.** Implement energy-conserving measures for all existing City facilities, as feasible. For new City facilities, incorporate energy-conserving measures to the extent practical.
- Goal NR-10 Greenhouse Gas Reduction.** Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.
- Policy NR-10.1 Climate Change.** Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emissions reductions targets.
- Policy NR-10.3 Outreach and Education.** Partner with local agencies and organizations to coordinate outreach and education regarding the effects of greenhouse gas emissions and climate change.



3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts related to electricity and natural gas infrastructure. Specifically, the Guidelines state that the proposed project may have an adverse significant electricity and natural gas infrastructure impact if it would:

- a) Require or result in the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects.

In addition, in compliance with Appendix G of the State CEQA Guidelines, the proposed project may have an adverse significant impact related to energy use if the project would:

- b) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- c) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

B. Project Impacts and Mitigation Measures

Impact N-7: Would the project require or result in the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would increase the amount of energy used, but would not require or result in the construction of new energy production or transmission facilities, or expansion of existing facilities. Future development supported by the 2010 General Plan could increase the consumption of electricity and natural gas within the City by 15 percent and 19 percent, respectively; however, should additional electricity or natural gas facilities be needed in the future, such projects would be subject to separate CEQA review and impacts assessed at that time. Furthermore, the 2010 General Plan included goals, policies, and implementation measures that would ensure the provision of adequate energy facilities to serve buildout, help reduce energy demand on service providers, and require that future development comply with energy regulations. As such, the General Plan EIR 2010 concluded that energy impacts would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented



As further detailed in response to Impact N-8 below, future development associated with the GPU is projected to increase the electrical demand of SCE by between 0.0002 percent and 0.005 percent. Such an increase would not require the construction of new or the expansion of existing regional electrical infrastructure, such as supply generation, high-voltage transmission grid, or substation facilities. In addition, future development associated with the GPU is projected to increase the natural gas demand of SoCalGas by between 0.008 percent and 0.004 percent, which would also not require the construction of new natural gas supply infrastructure or expansion of existing high-capacity transmission lines. Furthermore, the construction of new and expansion of existing supply production and transmission facilities would be under the purview of SCE and SoCalGas and would be subject to applicable environmental review at the time that SCE and/or SoCalGas determines that new or expanded infrastructure are required to meet the demands of their respective service area customers.

Although new supply generation and transmission facilities would not be required, similar to other new infill development, it is anticipated that new housing development under the GPU would result in the need for the construction, relocation, or undergrounding of local electrical delivery power lines or service connections, as well as local natural gas distribution lines. Sites A-T are located in areas of Agoura Hills served by existing electricity and natural gas infrastructure (above- and below-ground electrical distribution lines and natural gas delivery lines). Construction of any development on Sites A-T would require the installation of new onsite electrical and natural gas infrastructure that would connect to the existing local delivery systems located in adjacent rights-of-way. Impacts from such construction or relocation work would not be anticipated to result in significant impacts based on the localized nature of installation and connection of electric power lines in existing rights-of-way and other public easements that have been previously disturbed. As part of the normal construction process, project applicants would be required to coordinate electrical infrastructure removals or relocations with SCE and expansion of and connections to natural gas distribution lines with SoCalGas prior to construction activities. Coordination with SCE and SoCalGas, would ensure that impacts from the installation of new or expansion of existing local-serving electrical and natural gas delivery facilities would be less than significant.

Furthermore, existing General Plan Goal U-5, Energy Provision and Conservation; Policy U-5.1, New Development Requirements; and Policy U-5.2, Adequate Facilities, would ensure that future development approval would be contingent upon availability of adequate electrical and natural gas facilities, as determined through coordination with SCE and SoCalGas.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures



to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

These policies do not propose any development that would result in the relocation or expansion of electric or natural gas facilities.

Comparison of Significance to the General Plan EIR 2010

Therefore, similar to the General Plan EIR 2010, impacts related to the relocation or construction of new or expanded electricity or natural gas facilities, the construction or relocation of which could cause significant environmental effects, would be less than significant with the project.

Mitigation Measures:

None required.

Impact N-8: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 did not analyze this CEQA Checklist question, as it was added to the Checklist after the EIR was prepared and certified.

GPU Impact

Housing Sites Development

Updates to the Housing Element 2021-2029 and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

Construction Energy Demand

Construction activities associated with the housing opportunity sites would occur over buildout of the Housing Element, which includes years 2021 through 2029. Information regarding each specific development project accommodated under the Housing Element update (such as construction timeline, earthworks information, amount, and type of construction equipment etc.) would be needed in order to quantitatively analyze the energy impacts associated with construction activity. Therefore, the construction related energy demands of the future development accommodated under the Housing Element have been discussed below in a qualitative manner.

Construction equipment used during the construction phase of each individual project site would be required to conform to California Air Resources Board (CARB) regulations and California emissions



standards. The sites are that of residential development and would be anticipated to require the typical use of energy resources common to households. Due to the residential nature of the future development to be accommodated under the Housing Element, there are no unusual project characteristics or construction processes anticipated that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed during construction of the individual development projects would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

The CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Additionally, California Code of Regulations (Title 13, Motor Vehicles, section 2449(d)(3), Idling) limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints. Compliance with these measures is mandatory and would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of fuel. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Therefore, construction activities associated with the future development of the housing sites would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

Operational Energy Demand

Energy consumption in support of, or related to, the operations of the future development identified in the Housing Element would include transportation energy demands (energy consumed by employee, resident, and visitor vehicles accessing the project sites) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of residents. The housing sites are located in urbanized areas with existing transportation networks. The CalEEMod modeling conducted for the air quality and greenhouse gas analyses conservatively analyzed the operation of the maximum number of housing units that could be developed under the GPU. Based on the CalEEMod modeling, the operation of the maximum number of units that could be developed under the GPU of 2,348 housing units would result in 48,886,903 VMT per year.¹⁰⁰ This corresponds to a per unit annual VMT of 20,821.¹⁰¹ Using this per unit VMT, the annual VMT that would be expected under development of the lower scenario of

¹⁰⁰ Refer to the CalEEMod output data sheets for Project Operations Only (included as Appendix D to this SEIR), Section 4.2 Trip Summary Information.

¹⁰¹ Calculated as follows: 48,886,903 annual VMT / 2,348 housing units = 20,821 annual VMT per housing unit.



the GPU would be 29,142,201 VMT per year.¹⁰² When accounting for the elimination of the VMT associated with existing uses (21,817,407 VMT), the lower scenario of housing development under the GPU would result in a net operational VMT of 7,324,794 per year, while the higher scenario of housing development under the GPU would result in a net operational VMT of 27,069,496 per year. According to CARB's EMFAC model, diesel-powered vehicles will account for 4.89 percent of all on-road VMT and will have an average fuel efficiency weighted for percentage of total miles traveled of 12 miles per gallon (mpg) in 2029, while gasoline-powered vehicles will account for 87.04 percent of all on-road VMT with a weighted average fuel efficiency of 27 mpg; electric-powered vehicles, natural-gas-powered vehicles, and plug-in hybrid vehicles will account for the remaining on-road VMT.¹⁰³ Using the same percentages of VMT and average fuel economy projected by EMFAC, the lower scenario of housing development under the GPU would result in the consumption of an additional 29,849 gallons of diesel fuel and 236,130 gallons of gasoline;¹⁰⁴ under the most conservative assumption of the maximum number of units that could be developed, the GPU would result in the consumption of an additional 110,308 gallons of diesel fuel and 872,640 gallons of gasoline per year over existing conditions.¹⁰⁵

Although the fuel consumed by the future development in the project is greater than that consumed under existing conditions, the trip generation and VMT generated by the uses would be consistent with other similar residential uses of similar scale and configuration as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (20th Edition, 2017). That is, the future development associated with the project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Furthermore, EMFAC estimates that the total fuel sold within the County of Los Angeles in 2029 will be 3.3 billion gallons of gasoline and 533 million gallons of diesel fuel.¹⁰⁶ As such, the projected fuel consumption associated with the project would not be a significant amount relative to Countywide consumption. In addition, the vehicles that would be commercially available to project's future residents and visitors would be required by law to comply with CAFE fuel economy standards and the Pavley standards, which are designed to result in more efficient use of transportation fuels. Therefore, transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Furthermore, existing General Plan Goal LU-1, Growth and Change; Policy LU-1.2, Development Locations; Goal LU-7, Livable and Quality Neighborhoods; Policy LU-7.5, Walkable Neighborhoods; Goal MU-14,

¹⁰² Calculated as follows: 20,821 annual VMT per housing unit x 1,401 housing units = 29,142,201 annual VMT.

¹⁰³ California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2029). The modeling input values are considered generally representative of conditions for the region and representative of the majority of vehicles associated with Project-related VMT.

¹⁰⁴ Calculated as follows for diesel: 4.89 percent of total 7,324,794 VMT = 358,182 diesel VMT / 12 diesel mpg = 29,849 diesel gallons. Calculated as follows for gasoline: 87.04 percent of total 7,324,794 VMT = 6,375,501 gasoline VMT / 27 gasoline mpg = 236,130 gasoline gallons.

¹⁰⁵ Calculated as follows for diesel: 4.89 percent of total 27,069,496 VMT = 1,323,698 diesel VMT / 12 diesel mpg = 110,308 diesel gallons. Calculated as follows for gasoline: 87.04 percent of total 27,069,496 VMT = 23,561,289 gasoline VMT / 27 gasoline mpg = 872,640 gasoline gallons.

¹⁰⁶ California Air Resources Board, EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2029).



Mixed-Use; Policy LU-14.1, Walkable Neighborhoods; Policy LU-14.2, Ground Floor Development; Policy LU-14.3, On-Site Amenities; Goal LU-27, Community-Serving Shopping Centers; Policy LU-27.2, Mixed-Use Development; Goal M-2, Complete Streets; Policy M-2.1, Complete Streets; Policy M-2.3, Transportation Planning; Policy M-2.5, Comprehensive Bicycle and Pedestrian System; Goal M-4, Ensuring Quality of Life; Policy M-4.6, Energy Reduction; Goal M-6, Alternative Transportation; Policy M-6.1, Efficient System; Policy M-6.2, Mode Choice; Policy M-6.3, Design of Alternative Modes; Policy M-6.4, Design Enhancements; Policy M-6.5, Education; Goal M-7, Pedestrians; Policy M-7.1, Walkability; Policy M-7.2, Pedestrian Connectivity; Policy M-7.3, Pedestrian Experience; Policy M-7.4, Walkable Developments; Goal M-8, Bikeways; Policy M-8.1, Bikeway Linkages; Policy M-8.2, Continuous Bikeway Connectivity; Policy M-8.7, Bicycle Parking; Goal M-9, Transit; Policy M-9.1, Transit Commuting; Policy M-9.2, Transit Planning; Policy M-9.3, Citywide Shuttle Service; Policy M-9.4, Local Transit; Goal M-10, Transportation Demand Management; Policy M-10.1, Current Techniques; Policy M-10.2, Trip Reduction; Policy M-10.3, Ride Share; Policy M-10.5, Preferential Parking; Goal NR-10, Greenhouse Gas Reduction; Policy NR-10.1, Climate Change; and Policy NR-10.3, Outreach and Education; would continue to reduce overall VMT associated with operation of future development within the City through the promotion and improvement of opportunities for alternative modes of transportation (such as walking and biking), as well as the prioritization of infill development and the creation of mixed-use districts and developments that co-locate commercial and entertainment land uses with housing, thereby reducing the need for residents to travel offsite for services. In addition, proposed new General Plan M-6.7, Vehicle Miles Traveled; would require that development projects demonstrate their minimization of VMT in a VMT analysis to be submitted to the City as part of the development application, while Goal S-21, Vehicle Miles Travelled Reduction; Policy S-21.1, Bicycle Use; Policy S-21.2, Electric Vehicles; would further promote the use of alternative modes of transportation within the City, including electric vehicles.

Facility Energy Demands (Electricity and Natural Gas)

Under the project, building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by SCE) and natural gas (provided by SoCalGas). Operation of the future development associated with the proposed GPU would involve the use of energy for heating, cooling, and equipment operation. These facilities would be required to comply with all applicable California Energy Efficiency Standards and 2019 CALGreen Standards.

Based on the CalEEMod modeling prepared for the air quality and greenhouse gas analyses, the operation of the maximum number of units that could be developed under the GPU of 2,348 housing units would result in the consumption of approximately 11,356,000 kWh of electricity per year.¹⁰⁷ This corresponds to the consumption of 4,836 kWh of electricity per year per unit.¹⁰⁸ Using this per unit electrical consumption rate, the annual consumption of electricity under development of the lower scenario of the GPU would be 6,775,236 kWh per year.¹⁰⁹ When accounting for the removal of the electrical demand of existing uses

¹⁰⁷ Refer to the CalEEMod output data sheets for Project Operations Only (included as Appendix D to this SEIR), Section 5.3 Energy by Land Use – Electricity.

¹⁰⁸ Calculated as follows: 11,356,00 kWh of electricity per year / 2,348 housing units = 4,836 kWh of electricity per year per housing unit.

¹⁰⁹ Calculated as follows: 4,836 kWh of electricity per year per unit x 1,401 housing units = 6,775,236 kWh per year.



(6,579,733 kWh), the lower scenario of housing development under the GPU would result in a net operational electrical demand of 195,503 kWh, or 0.2 GWh, per year, while the higher scenario of housing development under the GPU would result in a net operational electrical demand of 4,776,267 kWh, or 4.8 GWh, per year. According to the CEC, the anticipated annual electricity consumption in SCE's service area in 2029 (the Project's operational year) will be 97,616 GWh.¹¹⁰ As such, the net increase in consumption of electricity as a result of development of the lower scenario of housing development under the GPU would represent 0.0002 percent of the electrical consumption within SCE's service area in 2029, while the net increase in electrical consumption as a result of development of the higher scenario of housing development under the GPU would represent 0.005 percent of the electrical consumption within SCE's service area in 2029.

The CalEEMod modeling also determined that the operation of 2,348 units under the GPU would result in the consumption of approximately 38,787,800 kBtu.¹¹¹ This corresponds to the consumption of 16,520 kBtu per year per unit.¹¹² Using this per unit natural gas consumption rate, the annual consumption of natural gas under development of the lower scenario of the GPU would be 23,144,520 kBtu per year.¹¹³

When accounting for the removal of the natural gas demand of existing uses (5,367,858 kBtu), the lower scenario of housing development under the GPU would result in a net operational natural gas consumption of 17,776,662 kBtu, or 18,238,855 cf, of natural gas per year, while the higher scenario of housing development under the GPU would result in a net operational natural gas demand of 33,419,942 kBtu, or 34,288,860 cf, of natural gas per year. Based on the amount of natural gas that SoCalGas predicts will be delivered to users within their service area in 2027 (2,261 million cf per day) and in 2030 (2,132 million cf per day), it is estimated that approximately 2,175 million cf of natural gas per day will be consumed within the SoCalGas service area in 2029.¹¹⁴ As such, the development of the lower scenario of housing under the GPU would represent 0.008 percent of the daily natural gas consumption within SoCalGas' service area, while the development of the higher scenario of housing under the GPU would represent 0.004 percent of the daily natural gas consumption within SoCalGas' service area.

Therefore, the increase in both electricity and natural gas demand from the future development associated with the GPU would be insignificant compared to the 2029 demand for SCE and SoCalGas, respectively. Furthermore, the energy demands associated with the project would be comparable to other residential projects of similar scale and configuration and the increased density of residential uses is as a result of increased population forecasts developed by SCAG.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment,

¹¹⁰ California Energy Commission, *California Energy Demand, 2019-2030 Managed Forecast*, February 2020.

¹¹¹ Refer to the CalEEMod output data sheets for Project Operations Only (included as Appendix D to this SEIR), Section 5.2 Energy by Land Use – Natural Gas .

¹¹² Calculated as follows: 38,787,800 kBtu of natural gas per year / 2,348 housing units = 16,520 kBtu of natural gas per year per housing unit.

¹¹³ Calculated as follows: 16,520 kBtu of natural gas per year per housing unit x 1,401 housing units = 23,144,520 kBtu per year.

¹¹⁴ Calculated using a per year decrease in daily consumption of 43 million cubic feet.



mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). The future development under the Project would be required to be designed in compliance with California’s Energy Efficiency Standards and 2019 CALGreen Standards. These measures include, but are not limited to the use of water conserving plumbing, installation of bicycle racks, the use of LED lighting, and water-efficient irrigation systems. Therefore, the project facilities’ energy demands and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

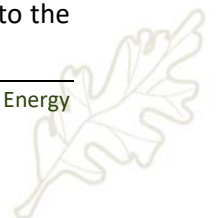
Furthermore, existing General Plan Goal LU-5, City Sustained and Renewed; Policy LU-5.1, Sustainable Building Practices; Policy LU-5.2, Existing Structure Reuse; Policy LU-5.3, Heat Island Effect; Policy LU-5.4, Sustainable Land Development Practices; Goal H-1, Conserve and Improve Existing Housing; Policy H-1.1, Housing Design; Goal H-2, Provision of Affordable Housing; Policy H-2.6, Green Building; Goal U-5, Energy Provisions and Conservation; Policy U-5.1, New Development Requirements; Policy U-5.2 Adequate Facilities; Policy U-5.3, Solar Access; Policy U-5.4, Energy Efficient Incentives; Policy U-5.6, Energy Conservation; Policy U-5.7, Solar Panels in Projects; Goal NR-9, Energy Conservation; Policy NR-9.1, Public Outreach; and Policy NR-9.2, Energy Conservation for City Facilities; would continue to improve the energy efficiency of both existing and future new development within the City by promoting sustainable building materials, sustainable land development and site design practices, installing energy efficient fixtures and appliances, and alternative energy infrastructure, and conducting public outreach and education to reduce energy consumption and incentive programs. In addition, proposed new General Plan Goal S-17, Energy Efficiency; Policy S-17.1, Energy Efficiency Outreach; Policy S-17.2, Energy Evaluations and Audits; Policy S-17.3, Electrification of Development; Goal S-19, Urban Heat Island Effect; Policy S-19.1, Tree Planting; Policy S-19.2, Cool Roofs; Goal S-22, Clean Energy; and Policy S-21.1, Decrease Greenhouse Gas Emissions through Increased Clean Energy; would further promote increased energy efficiency in existing and new development within the City.

Conclusions

As supported by the preceding analyses, neither construction nor operation of the future development accommodated under the project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. Based on the residential nature of the future development in the GPU it is assumed to not include any unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities and includes residential developments that would not be anticipated to propose any additional features that would require a larger energy demand than other residential projects of similar scale and configuration. Furthermore, numerous General Plan goals and policies discussed above would ensure that energy conservation and efficiency are considered in the design, construction, and operation of land uses within the City, including future development at the housing opportunity sites. Accordingly, the development of housing under the GPU would not result in the wasteful, inefficient, or unnecessary consumption of energy resources.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City’s new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the



Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would result in the wasteful, inefficient, or unnecessary consumption of energy resources.

Furthermore, proposed new General Plan Policy M-6.7, Vehicle Miles Traveled would require that development projects demonstrate their minimization of VMT in a VMT analysis to be submitted to the City as part of the development application, while Goal S-21, Vehicle Miles Travelled Reduction; Policy S-21.1, Bicycle Use; Policy S-21.2, Electric Vehicles would further promote the use of alternative modes of transportation within the City, including electric vehicles. In addition, proposed new General Plan Goal S-17, Energy Efficiency; Policy S-17.1, Energy Efficiency Outreach; Policy S-17.2, Energy Evaluations and Audits; Policy S-17.3, Electrification of Development; Goal S-19, Urban Heat Island Effect; Policy S-19.1, Tree Planting; Policy S-19.2, Cool Roofs; Goal S-22, Clean Energy; and Policy S-21.1, Decrease Greenhouse Gas Emissions through Increased Clean Energy would further promote increased energy efficiency in existing and new development within the City.

Comparison of Significance to the General Plan EIR 2010

Based on the above, the project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources; therefore, impacts would be less than significant. No evaluation of the consumption of energy resources was included in the General Plan EIR 2010; therefore, no comparison to previous significance conclusions can be made.

Mitigation Measures:

None required.

Impact N-9: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

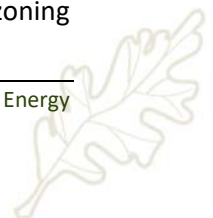
General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 did not analyze this CEQA Checklist question, as it was added to the Checklist after the EIR was prepared and certified.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning

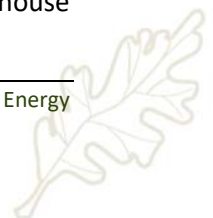


program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, all future development is required to comply with the California Green Building Standard Code (CALGreen) requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and SoCalGas. Regarding the State's Renewable Energy Portfolio Standards, all future residential development as part of the project would be required to meet or exceed the energy standards established in California's Energy Efficiency Standards and CALGreen. These measures include, but are not limited to, the use of water conserving plumbing, the use of LED lighting, and water-efficient irrigation systems. Furthermore, existing General Plan Goal LU-5, City Sustained and Renewed; Policy LU-5.1, Sustainable Building Practices; Policy LU-5.2, Existing Structure Reuse; Policy LU-5.3, Heat Island Effect; Policy LU-5.4, Sustainable Land Development Practices; Goal H-1, Conserve and Improve Existing Housing; Policy H-1.1, Housing Design; Goal H-2, Provision of Affordable Housing; Policy H-2.6, Green Building; Goal U-5, Energy Provisions and Conservation; Policy U-5.1, New Development Requirements; Policy U-5.2 Adequate Facilities; Policy U-5.3, Solar Access; Policy U-5.4, Energy Efficient Incentives; Policy U-5.6, Energy Conservation; Policy U-5.7, Solar Panels in Projects; Goal NR-9, Energy Conservation; Policy NR-9.1, Public Outreach; and Policy NR-9.2, Energy Conservation for City Facilities would continue to improve the energy efficiency of both existing and future new development within the City by promoting sustainable building materials, sustainable land development and site design practices, installing energy efficient fixtures and appliances, and alternative energy infrastructure, and conducting public outreach and education to reduce energy consumption and incentive programs. In addition, proposed new General Plan Goal S-17, Energy Efficiency; Policy S-17.1, Energy Efficiency Outreach; Policy S-17.2, Energy Evaluations and Audits; Policy S-17.3, Electrification of Development; Goal S-19, Urban Heat Island Effect; Policy S-19.1, Tree Planting; Policy S-19.2, Cool Roofs; Goal S-22, Clean Energy; and Policy S-21.1, Decrease Greenhouse Gas Emissions through Increased Clean Energy would further promote increased energy efficiency in existing and new development within the City. Accordingly, the development of housing under the GPU would not conflict with or obstruct renewable energy or energy efficiency plans.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. These policies do not propose any development that would conflict with or obstruct renewable energy consumption or energy efficiency plans. Furthermore, proposed new General Plan Goal S-17, Energy Efficiency; Policy S-17.1, Energy Efficiency Outreach; Policy S-17.2, Energy Evaluations and Audits; Policy S-17.3, Electrification of Development; Goal S-19, Urban Heat Island Effect; Policy S-19.1, Tree Planting; Policy S-19.2, Cool Roofs; Goal S-22, Clean Energy; and Policy S-21.1, Decrease Greenhouse



Gas Emissions through Increased Clean Energy would further promote increased energy efficiency in existing and new development within the City. In addition, proposed new General Plan Goal NR-10, Greenhouse Gas Reduction; Policy NR-10.1, Climate Change; and Policy NR-10.2, Regional Coordination; would require that the City complies with and supports state and regional plans to reduce greenhouse gas emissions, which include efforts to promote and increase renewable energy and energy efficiency in order to meet statewide greenhouse gas emission reduction targets.

Comparison of Significance to the General Plan EIR 2010

Based on the above, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts would be less than significant. No evaluation of consistency with renewable energy or energy efficiency plans was included in the General Plan EIR 2010; therefore, no comparison to previous significance conclusions can be made.

Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that implementation of the 2010 General Plan, in combination with all other development within the SCE and SoCalGas service areas would result in the permanent and continued increase in electrical and natural gas consumption. However, because SCE and SoCalGas are reactive providers that supply energy resources and invest in infrastructure expansion as needed in response to development applications, the General Plan EIR 2010 determined that SCE and SoCalGas would be able to service future development within the City. Accordingly, the General Plan EIR 2010 found that cumulative impacts to energy infrastructure would be less than significant.

GPU Impact

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented.

For the cumulative analysis, buildout under the General Plan is the frame of reference and all development within the City unrelated to the GPU that could result in similar impacts during the plan horizon of the GPU, such as nonresidential development, is considered to be a related project. The geographic context for the analysis of cumulative impacts to energy infrastructure is the entire City, consistent with the impact analysis provided above. Citywide development would cumulatively increase the demand for electricity and natural gas. The GPU would contribute to the overall Citywide demand for



electricity and natural gas but would not result in a substantial exceedance of existing or planned system capacity. The continued implementation of General Plan goals and policies requiring adequate electrical and natural gas facilities prior to development approval would further ensure that the demand of development within the City would not exceed the capacities of energy infrastructure. New or expanded facilities for the generation/extraction, transmission, storage, and distribution of electricity and natural gas to meet increased Citywide demand may be required. However, associated impacts would be evaluated by SCE and SoCalGas as part of their regional infrastructure planning efforts. Impacts associated with new or expanded local facilities for delivery of electricity and natural gas as part of future development would generally be temporary and localized construction impacts. As such, the incremental effect of the GPU would not be cumulatively considerable and cumulative impacts would be less than significant.

The geographic context for the analysis of cumulative impacts related to the consumption of energy resources is the respective service areas of SCE and SoCalGas. While the geographic context for the consumption of transportation-related energy is more difficult to define, given the tendency for vehicles to travel within and through the county and the availability of county-level data, this cumulative analysis will consider cumulative development within the context of Los Angeles County. Cumulative growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation-related energy. However, SCE and SoCalGas, in coordination with the CEC, account for future increases in service area demand based on various economic, population, and efficiency factors. Demand forecasts, presented in Integrated Energy Policy Reports (IEPR) are prepared by CEC and informed by data from service providers, such as SCE and SoCalGas, and are designed to account for a reasonable range of demands based on growth, energy rates, climate change, updates to building standards, efficiency programs, and weather scenarios.¹¹⁵ The IEPR also includes transportation energy demand forecasts, which present expected energy demand from transportation and accounts for vehicles and associated fuels, consumer preferences, regulatory impacts, economic and demographic projections, improvements in technology, and other market factors.¹¹⁶ Therefore, anticipated growth is accounted for in planning for energy supplies. Furthermore, as with development under the GPU, additional development within the service areas of SCE and SoCalGas and within the County of Los Angeles would be required to incorporate energy conservation features in compliance with applicable regulations of Title 24 standards and CALGreen Code requirements, as well as reduce VMT consistent with the planning goals of SCAG's 2020-2045 RTP/SCS. Therefore, cumulative growth would be expected to have reduced energy consumption as compared to "business-as-usual" development. As such, cumulative development would not result in the wasteful, inefficient, or unnecessary consumption of energy and impacts would be less than significant. Furthermore, as with development under the GPU, other cumulative development would be required to comply with Title 24 standards and CALGreen for energy efficient buildings and appliances. Therefore, no cumulative impacts to energy efficiency or renewable energy plans would occur.

¹¹⁵ California Energy Commission, Commission Report: Final 2021 Integrated Energy Policy Report, Volume IV: California Energy Demand Forecast, CEC-100-2021-001-V4, February 2022, Executive Summary.

¹¹⁶ California Energy Commission, Commission Report: Final 2021 Integrated Energy Policy Report, Volume IV: California Energy Demand Forecast, CEC-100-2021-001-V4, February 2022, pages 3-4.



Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. No development is proposed for these areas. Updates to the Housing Element would potentially require implementing a re-zoning program for some of the proposed opportunity sites and amending the Specific Plans for others as the General Plan Update is implemented. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in the consumption of energy or the construction or relocation of energy infrastructure. Accordingly, updates to these General Plan elements would not have the potential to contribute to a cumulative impact related to energy consumption or infrastructure and no impact would occur.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would not result in cumulative impacts energy facilities. No evaluation of the cumulative consumption of energy resources or consistency with energy plans was included in the General Plan EIR 2010; therefore, no comparison to previous significance conclusions can be made.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

All impacts would be less-than significant. No mitigation measures are necessary.



IV. ENVIRONMENTAL IMPACT ANALYSIS

O. CLIMATE CHANGE

1. INTRODUCTION

This section of the SEIR analyzes the potential environmental effects related to greenhouse gas (GHG) emissions from implementation of the proposed project. Data for this section was taken from GHG emissions modeling performed for the GPU using the California Emissions Estimator Model ([CalEEMod] Appendix C), vehicle miles traveled (VMT) and trip generation provided in the *Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment* prepared by Kimley-Horn (Appendix G), the General Plan Update for the City of Agoura Hills, guidance by the California Office of Planning and Research (OPR) for the preparation of CEQA climate change analyses,¹ as well as approaches prepared by a number of professional associations and agencies that have published suggested approaches and strategies for complying with CEQA's environmental disclosure requirements. Such organizations include the California Attorney General's Office (AGO), CAPCOA, the United Nations, and World Meteorological Organization's Intergovernmental Panel on Climate Change (IPCC), and the Association of Environmental Professionals (AEP).

A. General Plan EIR 2010 Analysis and Conclusions

The General Plan EIR 2010 determined that implementation of the General Plan 2010 would not substantially contribute to GHG emissions in the State of California and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Details of future construction projects are unknown at this time, however, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would serve to reduce the GHG emissions from construction activities within the City, promote sustainable building practices, and reduce construction waste. In addition, although build out of the General Plan 2010 would increase operational GHG emissions in the City, the General Plan 2010 would incorporate all feasible GHG reduction measures recommended by the CCAT, CAPCOA, and the California Attorney General. Therefore, the General Plan EIR 2010 found that impacts associated with GHG emissions during both construction and operation would be less than significant.

2. ENVIRONMENTAL SETTING

A. Global Climate Change

It is widely recognized that anthropogenic (man-made) emissions of greenhouse gases² (GHGs) and aerosols are contributing to changes in the global climate, and that such changes are having and will have adverse effects on the environment, the economy, and public health. These are cumulative effects of past, present, and future actions worldwide. While worldwide contributions of GHG emissions are expected to have widespread consequences, it is not possible to link particular changes to the environment of

¹ California Governor's Office of Planning and Research, *Technical Advisory: CEQA and Climate Change: Addressing Climate Change through CEQA Review*, June 19, 2008.

² For the purposes of this analysis, the term "greenhouse gases" refers to carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, those gases regulated under California Assembly Bill 32 and the Kyoto Protocol of the United Nations Framework Convention on Climate Change.

California to GHGs emitted from a particular source or location. However, when considering a project's contribution to impacts from climate change, it is possible to examine the quantity of GHG emissions that would be emitted either directly from project sources or indirectly from other sources, such as production of electricity. However, that quantity cannot be tied to a particular adverse effect on the environment of California associated with climate change.

Global climate change refers to changes in average climatic conditions on Earth as a whole, including changes in temperature, wind patterns, precipitation, and severe weather events. Global warming, a related concept, is the observed increase in average temperature of Earth's surface and atmosphere. One identified cause of global warming is an increase of GHGs in the atmosphere. GHGs are those compounds in Earth's atmosphere that play a critical role in determining Earth's surface temperature.

The Earth's natural warming process is known as the "greenhouse effect." It is called the greenhouse effect because Earth and the atmosphere surrounding it are similar to a greenhouse with glass panes in that the glass allows solar radiation (sunlight) into Earth's atmosphere but prevents radiative heat from escaping, thus warming Earth's atmosphere. Some levels of GHGs keep the average surface temperature of Earth close to a hospitable 60 degrees Fahrenheit. However, it is believed that excessive concentrations of anthropogenic GHGs in the atmosphere can result in increased global mean temperatures, with associated adverse climatic and ecological consequences.³

Scientists studying the particularly rapid rise in global temperatures have determined that human activity has resulted in increased emissions of GHGs, primarily from the burning of fossil fuels (from motorized transport, electricity generation, consumption of natural gas, industrial activity, manufacturing, etc.) deforestation, agricultural activity, and the decomposition of solid waste. Scientists refer to the global warming context of the past century as the "enhanced greenhouse effect" to distinguish it from the natural greenhouse effect.⁴

Global GHG emissions due to human activities have grown since pre-industrial times. As reported by the United States Environmental Protection Agency (USEPA), global carbon emissions from fossil fuels increased by over 16 times between 1900 and 2008 and by about 1.5 times between 1990 and 2008. In addition, in the Global Carbon Budget 2014 report, published in September 2014, atmospheric carbon dioxide (CO₂) concentrations in 2013 were found to be 43 percent above the concentration at the start of the Industrial Revolution, and the present concentration is the highest during at least the last 800,000 years.⁵ Global increases in CO₂ concentration are due primarily to fossil fuel use, with land use change providing another significant but smaller contribution. With regard to emissions of non-CO₂-GHGs, these have also increase significantly since 1900.⁶ In particular, studies have concluded that it is very likely that the observed increase in methane (CH₄) concentration is predominantly due to agriculture and fossil fuel use.⁷

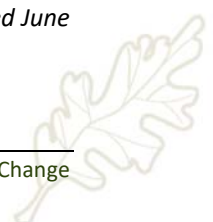
3 *United States Environmental Protection Agency, 1/19/17 Snapshot, Climate Change: Basic Information, January 19, 2017.*

4 *Pew Center on Global Climate Change, Climate Change 101: Understanding and Responding to Global Climate Change, October 12, 2006.*

5 *C. Le Quéré, et al., Global Carbon 2014, Earth System Science Data, 2015, doi: 10.5194/essd-7-47-2015.*

6 *United States Environmental Protection Agency, Global Greenhouse Gas Emissions Data Website, accessed: August 7, 2020.*

7 *United States Environmental Protection Agency, Atmospheric Concentrations of Greenhouse Gas, updated June 2015.*



In August 2007, international climate talks held under the auspices of the United Nations Framework Convention on Climate Change (UNFCCC) led to the official recognition by the participating nations that global emissions of GHG must be reduced. According to the “Ad Hoc Working Group on Further Commitments of Annex I Parties under the Kyoto Protocol,” avoiding the most catastrophic events forecast by the United Nations Intergovernmental Panel on Climate Change (IPCC) would entail emissions reductions by industrialized countries in the range of 25 to 40 percent below 1990 levels. Because of the Kyoto Protocol’s Clean Development Mechanism, which gives industrialized countries credit for financing emission-reducing projects in developing countries, such an emissions goal in industrialized countries could ultimately spur efforts to cut emissions in developing countries as well.⁸

With regard to the adverse effects of global warming, as reported by the Southern California Association of Governments (SCAG), “Global warming poses a serious threat to the economic well-being, public health and natural environment in southern California and beyond. The potential adverse impacts of global warming include, among others, a reduction in the quantity and quality of water supply, a rise in sea level, damage to marine and other ecosystems, and an increase in the incidences of infectious diseases. Over the past few decades, energy intensity of the national and state economy has been declining due to the shift to a more service-oriented economy. California ranked fifth lowest among the states in CO2 emissions from fossil fuel consumption per unit of Gross State Product. However, in terms of total CO2 emissions, California is second only to Texas in the nation and is the 12th largest source of climate change emissions in the world, exceeding most nations. The SCAG region, with close to half of the state’s population and economic activities, is also a major contributor to the global warming problem.”⁹

B. GHG Background

GHGs include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃).¹⁰ Carbon dioxide is the most abundant GHG. Other GHGs are less abundant, but have higher global warming potential than CO₂. Thus, emissions of other GHGs are frequently expressed in the equivalent mass of CO₂, denoted as CO₂e. Forest fires, decomposition, industrial processes, landfills, and consumption of fossil fuels for power generation, transportation, heating, and cooking are the primary sources of GHG emissions. A general description of the GHGs is provided in **Table IV.O-1, Description of Identified GHGs**.

**Table IV.O-1
Description of Identified Greenhouse Gases^a**

GHG	General Description
Carbon Dioxide (CO₂)	CO ₂ is an odorless, colorless GHG, which has both natural and anthropocentric (human caused) sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropocentric sources of CO ₂ are burning coal, oil, natural gas, and wood.

⁸ *United Nations Framework Convention on Climate Change, Press Release – Vienna UN Conference Shows Consensus on Key Building Blocks for Effective International Response to Climate Change, August 31, 2007.*

⁹ *Southern California Association of Governments, The State of the Region – Measuring Regional Progress, December 2006, page 121.*

¹⁰ *As defined by California Assembly Bill 32 and Senate Bill 104.*



**Table IV.O-1
Description of Identified Greenhouse Gases^a**

GHG	General Description
Methane (CH₄)	CH ₄ is a flammable gas and the main component of natural gas. When one molecule of CH ₄ is burned in the presence of oxygen, one molecule of CO ₂ and two molecules of water are released. A natural source of CH ₄ is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain CH ₄ , which is extracted for fuel. Other sources are landfills, fermentation of manure, and cattle.
Nitrous Oxide (N₂O)	N ₂ O is a colorless GHG. High concentrations can cause dizziness, euphoria, and sometimes slight hallucinations. N ₂ O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used in rocket engines, race cars, and as an aerosol spray propellant.
Hydrofluorocarbons (HFCs)	CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. Because they destroy stratospheric ozone, the production of CFCs was stopped as required by the Montreal Protocol in 1987. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (CFCs) for automobile air conditioners and refrigerants. HFCs deplete stratospheric ozone, but to a much lesser extent than CFCs.
Perfluorocarbons (PFCs)	PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above the Earth's surface are able to destroy the compounds. PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane and hexafluoroethane. The two main sources of PFCs are primary aluminum production and semiconductor manufacture.
Sulfur Hexafluoride (SF₆)	SF ₆ is an inorganic, odorless, colorless, non-toxic, and nonflammable gas. SF ₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.
Nitrogen Trifluoride (NF₃)	An inorganic, non-toxic, odorless, non-flammable gas. NF ₃ is used in the manufacture of semi-conductors, as an oxidizer of high energy fuels, for the preparation of tetrafluorohydrazine, as an etchant gas in the electronic industry, and as a fluorine source in high power chemical lasers.
<p><i>a</i> GHGs identified in this table are ones identified in the Kyoto Protocol and other synthetic gases recently added to the IPCC's Fifth Assessment Report.</p> <p>Source: Association of Environment Professionals, <i>Alternative Approaches to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents, Final, June 29, 2007</i>; United States Environmental Protection Agency, <i>Acute Exposure Guideline Levels for Nitrogen Trifluoride, January 2009</i>.</p>	

Global Warming Potentials (GWPs) are one type of simplified index based upon radiative properties used to estimate the potential future impacts of emissions of different gases upon the climate system. GWP is based on a number of factors, including the radiative efficiency (heat-absorbing ability) of each gas relative to that of CO₂, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years) relative to that of CO₂. The larger the GWP, the more that a given gas warms the



Earth compared to CO₂ over that time period. A summary of the atmospheric lifetime¹¹ and GWP of selected gases is presented in **Table IV.O-2, Atmospheric Lifetimes and Global Warming Potentials**. As indicated in **Table IV.O-2**, GWPs range from 1 to 22,800.

**Table IV.O-2
Atmospheric Lifetimes and Global Warming Potentials**

GHG	Atmospheric Lifetime (Years)	Global Warming Potential (100-Year) ¹
Carbon Dioxide (CO ₂)	50-200	1
Methane (CH ₄)	12 (+/-3)	25
Nitrous Oxide (N ₂ O)	.114	298
HFC-23: Fluoroform (CHF ₃)	270	14,800
HFC-134a: 1,1,1,2-Tetrafluoroethane (CH ₂ FCF ₃)	14	1,430
HFC-152a: 1,1-Difluoroethane (C ₂ H ₄ F ₂)	1.4	124
PFC-14: Tetrafluoromethane (CF ₄)	50,000	7,390
PFC-116: Hexafluoroethane (C ₂ F ₆)	10,000	12,200
Sulfur Hexafluoride (SF ₆)	3,200	22,800
Nitrogen Trifluoride (NF ₃)	740	17,200

Source: IPCC, Climate Change 2007: Working Group I: The Physical Science Basis, Direct Global Warming Potentials.

C. Projected Impacts of Global Warming in California

In 2009, California adopted a statewide Climate Adaptation Strategy (CAS) that summarizes climate change impacts and recommends adaptation strategies across seven sectors: Public health, Biodiversity and Habitat, Oceans and Coastal Resources, Water, Agriculture, Forestry, and Transportation and Energy. The California Natural Resources Agency will be updating the CAS and be responsible for preparing reports to the Governor on the status of CAS. The Natural Resources Agency produced climate change assessments which detail impacts of global warming in California.¹² These include:

- Sea level rise, coastal flooding and erosions of California's coastlines would increase, as well as sea water intrusion;
- The Sierra snowpack would decline between 70 and 90 percent, threatening California's water supply;
- Higher risk of forest fires resulting from increasing temperatures and making forests and brush drier. Climate change will affect tree survival and growth;
- Attainment of air quality standards would be impeded by increasing emissions, accelerating chemical processes, and raising inversion temperatures during stagnation episodes resulting in public health impacts;
- Habitat destruction and loss of ecosystems due to climate changing affecting plants wildlife habitats;

¹¹ Atmospheric lifetime is defined as the time required to turn over the global Atmospheric burden. Source: Intergovernmental Panel on Climate Change, IPCC Third Assessment Report: Climate Change 2001, Chapter 4: Atmospheric Chemistry and Greenhouse Gases, 2001, page 247.

¹² State of California, Department of Justice, Attorney General, Climate Change Impacts in California Website, accessed: August 7, 2020.



- Global warming can cause drought, warmer temperatures, and salt water contamination, resulting in impacts to California’s agricultural industry.

With regard to public health, as reported by the Center for Health and the Global Environment at the Harvard Medical School, the following are examples of how climate change can affect cardio-respiratory disease: (1) pollen is increased by higher levels of atmospheric CO₂; (2) heat waves can result in temperature inversions, leading to trapped masses or unhealthy air contaminants by smog, particulates, and other pollutants; and (3) the incidence of forest fires is increased by drought secondary to climate change and to the lack of spring runoff from reduced winter snows. These fires can create smoke and haze, which can settle over urban populations causing acute and exacerbating chronic respiratory illness.¹³

D. Existing Conditions

1) City of Agoura Hills

The City of Agoura Hills’ total GHG emissions in 2018 were 266,891 MT CO₂e. **Table IV.O-3, Communitywide GHG Emissions by Sector for 2018**, presents the most-recent estimate of GHG emissions attributable to the City. The estimates provided below were taken from the draft *City of Agoura Hills Climate Action and Adaptation Plan*, (CAAP, March 2021). The City has not yet adopted the CAAP.

**Table IV.O-3
Communitywide GHG Emissions by Sector for 2018**

Source of Emissions	2018 (MT CO ₂ e)	Percent of Total
On-road Transportation	194,818	73
Electricity	33,809	12.67
Natural Gas	26,669	9.99
Solid Waste	5,932	2.22
Water & Wastewater	5,512	2.07
Off-road Sources	151	0.05
Total	362,771	100%

Source: ICLEI GHG Inventory for City of Agoura Hills, 2020.

2) Housing Element Housing Opportunity Sites

By its very nature, a greenhouse gas analysis is a regional and global analysis; therefore, site-specific information, such as how close a sensitive receptor is to a Housing Element Opportunity Site, is not relevant to this topic and has no bearing on the significance of the GHG emissions. Please see Section IV. B, Air Quality in this SEIR for details on the Housing Element Opportunity Sites emissions.

¹³ Paul R. Epstein, et al., *Urban Indicators of Climate Change, Report from the Center for Health and the Global Environment, Harvard Medical School and the Boston Public Health Commission, August 2003, unpaginated.*



E. Regulatory Setting

1) *Federal*

a) *Federal Clean Air Act*

The United States Supreme Court (Supreme Court) ruled in *Massachusetts v. Environmental Protection Agency*, 127 S.Ct. 1438 (2007), that CO₂ and other GHGs are pollutants under the federal Clean Air Act (CAA), which the USEPA must regulate if it determines they pose an endangerment to public health or welfare. The Supreme Court did not mandate that the USEPA enact regulations to reduce GHG emissions. Instead, the Court found that the USEPA could avoid taking action if it found that GHGs do not contribute to climate change or if it offered a “reasonable explanation” for not determining that GHGs contribute to climate change.

On April 17, 2009, the USEPS issued a proposed finding that GHGs contribute to air pollution that may endanger public health or welfare. On April 24, 2009, the proposed rule was published in the Federal Register under Docket ID No. EPA-HQ-OAR-2009-0171. The USEPA stated that high atmospheric levels of GHGs “are the unambiguous result of human emissions, and are very likely the cause of the observed increase in average temperatures and other climatic changes.” The USEPA further found that “atmospheric concentrations of greenhouse gases endanger public health and welfare within the meaning of Section 202 of the Clean Air Act.” The findings were signed by the USEPA Administrator on December 7, 2009. The final findings were published in the Federal Register on December 15, 2009. The final rule was effective on January 14, 2010.¹⁴ While these findings alone do not impose any requirements on industry or other entities, this action is a prerequisite to regulatory actions by the USEPA, including but not limited to, GHG emissions standards for light-duty vehicles.

On July 20, 2011, the USEPA published its final rule deferring GHG permitting requirements for CO₂ emission from biomass-fired and other biogenic sources until July 21, 2014. Environmental groups have challenged the deferral. In September 2011, USEPA released an “Accounting Framework for Biogenic CO₂ Emissions from Stationary Sources,” which analyzes accounting methodologies and suggests implementation for biogenic CO₂ emitted from stationary sources.

On April 4, 2012, USEPA published a proposed rule to establish, for the first time, a new source performance standard for GHG emissions. Under the proposed rule, new fossil fuel-fired electric generating units larger than 25 megawatts (MW) are required to limit emissions to 1,000 pounds of CO₂ per MW-hour (CO₂/MWh) on an average annual basis, subject to certain exceptions.

On April 17, 2012, the USEPA issued emission rules for oil production and natural gas production and processing operations, which are required by the CAA under Title 40 of the Code of Federal Regulations, Parts 60 and 63. The final rules include the first federal air standards for natural gas wells that are hydraulically fractured, along with requirements for several other sources of pollution in the oil and gas industry that currently are not regulated at the federal level.¹⁵

¹⁴ *United States Environmental Protection Agency, Endangerment and Cause or Contribute Findings for Greenhouse Gases Under Section 202(a) of the Clean Air Act, Final Rule.*

¹⁵ *United States Environmental Protection Agency, 2012 Final Rules for Oil and Natural Gas Industry, April 17, 2012.*



b) Corporate Average Fuel Economy (CAFE) Standards

In response to the *Massachusetts v. Environmental Protection Agency* ruling, the George W. Bush Administration signed Executive Order 13432 on May 14, 2007, directing the USEPA, the United States Department of Transportation (USDOT), and the United States Department of Energy (USDOE), to establish regulations that reduce GHG emissions from motor vehicles, non-road vehicles, and non-road engines by 2008. In 2009, the National Highway Traffic Safety Administration (NHTSA) issued a final rule regulating fuel efficiency for and GHG emissions from cars and light-duty trucks for model year 2011; in 2010, the USEPA and NHTSA issued a final rule regulating cars and light-duty trucks for model years 2012–2016.

In 2010, President Obama issued a memorandum directing the USEPA, USDOT, USDOE, and NHTSA to establish additional standards regarding fuel efficiency and GHG reduction, clean fuels, and advanced vehicle infrastructure. In response to this directive, the USEPA and NHTSA proposed stringent, coordinated federal GHG and fuel economy standards for model years 2017–2025 light-duty vehicles. The proposed standards are projected to achieve 163 grams/mile of CO₂ in model year 2025, on an average industry fleet-wide basis, which is equivalent to 54.5 miles per gallon (mpg) if the standards were achieved solely through fuel efficiency. The final rule was adopted in 2012 for model years 2017–2021, and NHTSA intends to set standards for model years 2022–2025 in a future rulemaking. On April 2, 2018, the USEPA signed the Mid-term Evaluation Final Determination which finds that the model year 2022–2025 greenhouse gas standards are not appropriate and should be revised.¹⁶ This Final Determination services to initiate a notice to further consider appropriate standards for model year 2022–2025 light duty vehicles. On August 24, 2018, the USEPA and NHTSA published a proposal to freeze the model year 2020 standards through model year 2026 and to revoke California’s waiver under the Clean Air Act to establish more stringent standards.¹⁷ This rollback occurred on April 30, 2020, with passage of The Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks. However, on May 27, 2020, California, together with 17 other states filed a lawsuit against the EPA and the rollback of the standards stating that the EPA “acted arbitrarily and capriciously” in overturning the previous administration’s decision.

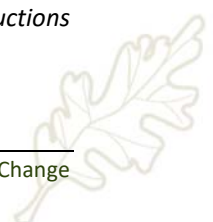
In addition to the regulations applicable to cars and light-duty trucks described above, in 2011 the USEPA and NHTSA announced fuel economy and GHG standards for medium- and heavy-duty trucks for model years 2014–2018. The standards for CO₂ emissions and fuel consumption are tailored to three main vehicle categories: combination tractors, heavy-duty pickup trucks and vans, and vocational vehicles. According to the USEPA, this regulatory program would reduce GHG emissions and fuel consumption for the affected vehicles by 6 to 23 percent over the 2010 baselines.¹⁸

Building on the first phase of standards, in August 2016, the USEPA and NHTSA finalized Phase 2 standards for medium and heavy-duty vehicles through model year 2027 that will improve fuel efficiency and cut carbon pollution. The Phase 2 standards would be expected to lower CO₂ emissions by approximately 1.1

¹⁶ *Federal Register, Mid-Term Evaluation of Greenhouse Gas Emissions Standards for Model Year 2022-2025 Light-Duty Vehicles, April 13, 2018.*

¹⁷ *Regulations, The Safer Affordable Fuel-Efficient Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks.*

¹⁸ *The emission reductions attributable to the regulations for medium- and heavy-duty trucks were not included in the Project’s emissions inventory due to the difficulty in quantifying the reductions. Excluding these reductions results in a more conservative (i.e., higher) estimate of emissions for the Project.*



billion metric tons and save vehicle owners fuel costs of about \$170 billion.¹⁹ However, as discussed above, the USEPA and NHTSA rolled back GHG and fuel economy standards for cars and light-duty trucks, which suggests a similar rollback of Phase 2 standards for medium and heavy-duty vehicles may be pursued by the Trump administration.

c) Energy Independence and Security Act

On December 19, 2007, the Federal Energy Independence and Security Act of 2007 (EISA) was signed into law.²⁰ The EISA facilitates the following, which would aid in the reduction of national GHG emissions, both mobile and non-mobile:

- Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard requiring fuel producers to use at least 36 billion gallons of biofuel in 2022;
- Prescribe or revise standards affecting regional efficiency for heating and cooling products, procedures for new or amended standards, energy conservation, energy efficiency labelling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances;
- Requiring approximately 25 percent greater efficiency for light bulbs by phasing out incandescent light bulbs between 2012 and 2014; requiring approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020; and
- While superseded by NHTSA and U.S. EPA actions described above, EISA also set miles per gallon targets for cars and light trucks and directed the NHTSA to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for work trucks.

Additional provisions of the EISA address energy savings in government and public institutions, promoting research for alternative energy, additional research in carbon capture, international energy programs, and the creation of “green jobs.”²¹

2) State

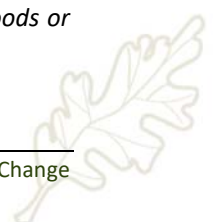
a) Executive Order S-3-05, Executive Order B-30-15, and Executive Order B-55-18

Executive Order S-3-05, issued by Governor Schwarzenegger in June 2005, established GHG emissions targets for the state, as well as a process to ensure the targets are met. The order directed the Secretary for the California Environmental Protection Agency (CalEPA) to report every two years on the state’s progress toward meeting the Governor’s GHG emission reduction targets. The statewide GHG targets established by Executive Order S-3-05 are as follows:

¹⁹ *United States Environmental Protection Agency, EPA and NHTSA Adopt Standards to Reduce GHG and Improve Fuel Efficiency of Medium- and Heavy-Duty Vehicles for Model Year 2018 and Beyond, August 2016.*

²⁰ *Government Printing Office, Energy Independence and Security Act of 2007, January 4, 2007, accessed: September 2019.*

²¹ *A green job, as defined by the United States Department of Labor, is a job in business that produces goods or provides services that benefit the environment or conserve natural resources.*



- By 2010, reduce to 2000 emission levels;²²
- By 2020, reduce to 1990 emission levels; and
- By 2050, reduce to 80 percent below 1990 levels.

Executive Order B-30-15, issued by Governor Brown in April 2015, established an additional statewide policy goal to reduce GHG emissions 40 percent below their 1990 levels by 2030. Reducing GHG emissions by 40 percent below 1990 levels in 2030 and by 80 percent below 1990 levels by 2050 (consistent with Executive Order S-3-05) aligns with scientifically established levels needed in the U.S. to limit global warming below 2 degrees Celsius.²³

The State Legislature adopted equivalent 2020 and 2030 statewide targets in the California Global Warming Solutions Act of 2006 (also known as Assembly Bill [AB] 32), and Senate Bill (SB) 32, respectively, both of which are discussed below. However, the Legislature has not yet adopted a target for the 2050 horizon year. As a result of Executive Order S-3-05, the California CAT, led by the Secretary of CalEPA, was formed. The CAT is made up of representatives from a number of state agencies and was formed to implement global warming emission reduction programs and to report on the progress made toward meeting statewide targets established under the Executive Order. The CAT reported several recommendations and strategies for reducing GHG emissions and reaching the targets established in the Executive Order.²⁴

The CAT stated that smart land use is an umbrella term for strategies that integrate transportation and land-use decisions. Such strategies generally encourage jobs/housing proximity, promote transit-oriented development (TOD), and encourage high-density residential/commercial development along transit corridors. These strategies develop more efficient land-use patterns within each jurisdiction or region to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. “Intelligent transportation systems” refers to the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and the movement of people, goods, and service.²⁵

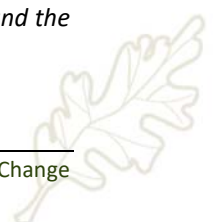
Executive Order B-55-18, issued by Governor Brown in September 2018, establishes a new statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045, and achieve and maintain net negative emissions thereafter. Based on this executive order, the California Air Resources Board (CARB) would work with relevant state agencies to develop a framework for implementation and accounting that tracks progress towards this goal as well as ensuring future scoping plans identify and recommend measures to achieve the carbon neutrality goal.

²² *The 2010 target to reduce GHG emissions to 2000 levels was not met. Source: Rubin, Thomas A., “Does California Really Need Major Land Use and Transportation Changes to Meet Greenhouse Gas Emissions Targets?” July 3, 2013.*

²³ *California Air Resources Board, Frequently Asked Questions about Executive Order B-30-15, 2030 Carbon Target and Adaption FAQs, April 29, 2015*

²⁴ *California Environmental Protection Agency, Climate Action Team Report to Governor Schwarzenegger and the Legislature, March 2006.*

²⁵ *California Environmental Protection Agency, Climate Action Team Report to Governor Schwarzenegger and the Legislature, March 2006, page 58.*



b) Assembly Bill 32 (California Global Warming Act of 2006) and Senate Bill 32

The California Global Warming Solutions Act of 2006 (also known as AB 32) commits the state to achieving the following:

- By 2012, reduce to 2000 GHG emission levels;²⁶ and
- By 2020, reduce to 1990 levels.

To achieve these goals, which are consistent with the California CAT GHG targets for 2010 and 2020, AB 32 mandates that CARB establish a quantified emissions cap, institute a schedule to meet the cap, implement regulations to reduce statewide GHG emissions from stationary sources consistent with the CAT strategies, and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved. In order to achieve the reduction targets, AB 32 requires CARB to adopt rules and regulations in an open public process that achieve the maximum technologically feasible and cost-effective GHG reductions.²⁷

SB 32, signed September 8, 2016, updates AB 32 to include an emissions reduction goal for the year 2030. Specifically, SB 32 requires the state board to ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030. The new plan, outlined in SB 32, involves increasing renewable energy use, imposing tighter limits on the carbon content of gasoline and diesel fuel, putting more electric cars on the road, improving energy efficiency, and curbing emissions from key industries.

c) Climate Change Scoping Plan

In 2008, CARB approved a *Climate Change Scoping Plan* (referred to herein as the *Climate Change Scoping Plan*) as required by SB 32.²⁸ Subsequently, CARB approved updates to the Climate Change Scoping Plan in 2014 (First Update) and 2017 (2017 Update), with the 2017 Update considering SB 32 (adopted in 2016) in addition to SB 32.

The *Climate Change Scoping Plan* proposed a “comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.”²⁹ The *Climate Change Scoping Plan* identified a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms, such as a cap-and-trade system, and an AB 32 implementation fee to fund the program.

²⁶ The 2010 target to reduce GHG emissions to 2000 levels was not met. Source: Rubin, Thomas A., “Does California Really Need Major Land Use and Transportation Changes to Meet Greenhouse Gas Emissions Targets?” July 3, 2013.

²⁷ CARB’s list of discrete early action measures that could be adopted and implemented before January 1, 2010, was approved on June 21, 2007. The three adopted discrete early action measures are: (1) a low-carbon fuel standard, which reduces carbon intensity in fuels statewide; (2) reduction of refrigerant losses from motor vehicle air conditioning system maintenance; and (3) increased methane capture from landfills, which includes requiring the use of state-of-the-art capture technologies.

²⁸ *Climate Change Proposed Scoping Plan* was approved by CARB on December 11, 2008.

²⁹ *California Air Resources Board, Climate Change Scoping Plan: A Framework for Change, December 2008.*



The *Climate Change Scoping Plan* called for a “coordinated set of solutions” to address all major categories of GHG emissions. Transportation emissions were addressed through a combination of higher standards for vehicle fuel economy, implementation of the Low Carbon Fuel Standard (LCFS), and greater consideration to reducing trip length and generation through land use planning and transit-oriented development. Buildings, land use, and industrial operations were encouraged and, sometimes, required to use energy more efficiently. Utility energy providers were required to include more renewable energy sources through implementation of the Renewables Portfolio Standard.³⁰ Additionally, the *Climate Change Scoping Plan* emphasized opportunities for households and businesses to save energy and money through increasing energy efficiency. It indicated that substantial savings of electricity and natural gas would be accomplished through “improving energy efficiency by 25 percent.”

The *Climate Change Scoping Plan* identified a number of specific issues relevant to the Project, including:

- The potential of using the green building framework as a mechanism, which could enable GHG emissions reductions in other sectors (i.e., electricity, natural gas), noting that:

A Green Building strategy will produce greenhouse gas savings through buildings that exceed minimum energy efficiency standards, decrease consumption of potable water, reduce solid waste during construction and operation, and incorporate sustainable materials. Combined, these measures can also contribute to healthy indoor air quality, protect human health, and minimize impacts to the environment.

- The importance of supporting the Department of Water Resources’ work to implement the Governor’s objective to reduce per capita water use by 20 percent by 2020. Specific measures to achieve this goal include water use efficiency, water recycling, and reuse of urban runoff. The *Climate Change Scoping Plan* noted that water use requires significant amounts of energy, including approximately one-fifth of statewide electricity.
- Encouraging local governments to set quantifiable emission reduction targets for their jurisdictions and use their influence and authority to encourage reductions in emissions caused by energy use, waste and recycling, water and wastewater systems, transportation, and community design.

Forecasting the amount of emissions that would occur in 2020 if no actions are taken was necessary to assess the scope of the reductions California has to make to return to the 1990 emissions level by 2020 as required by AB 32. CARB originally defined the “business-as-usual” or BAU scenario as emissions in the absence of any GHG emission reduction measures discussed in the *Climate Change Scoping Plan*. For example, in further explaining CARB’s BAU methodology, CARB assumed that all new electricity generation would be supplied by natural gas plants, no further regulatory action would impact vehicle fuel efficiency, and building energy efficiency codes would be held at 2005 standards. In the *Climate Change Scoping Plan*, CARB determined that achieving the 1990 emissions level in 2020 would require a reduction in GHG emissions of approximately 28.5 percent from the otherwise projected 2020 emissions level (i.e., those emissions that would occur in 2020, absent GHG-reducing laws and regulations).³¹

³⁰ For a discussion of Renewables Portfolio Standard, refer to subsection 2(f)i, California Renewables Portfolio Standard.

³¹ California Air Resources Board, *Climate Change Scoping Plan*, December 2008, page 12.



Subsequent to adoption of the *Climate Change Scoping Plan*, a lawsuit was filed challenging CARB's approval of the *Climate Change Scoping Plan Functional Equivalent Document (FED)* (*FED to the Climate Change Scoping Plan*). On May 20, 2011 (Case No. CPF-09-509562), the Court found that the environmental analysis of the alternatives in the *FED to the Climate Change Scoping Plan* was not sufficient under the California Environmental Quality Act (CEQA). CARB staff prepared a revised and expanded environmental analysis of the alternatives, and the *Supplemental FED to the Climate Change Scoping Plan* was approved on August 24, 2011 (*Supplemental FED*). The *Supplemental FED* indicated that there is the potential for adverse environmental impacts associated with implementation of the various GHG emission reduction measures recommended in the *Climate Change Scoping Plan*.

As part of the *Supplemental FED*, CARB updated the projected 2020 BAU emissions inventory based on then current economic forecasts (i.e., as influenced by the economic downturn) and emission reduction measures already in place, replacing its prior 2020 BAU emissions inventory. CARB staff derived the updated emissions estimates by projecting emissions growth, by sector, from the state's average emissions from 2006 through 2008. Specific emission reduction measures included were the million-solar-roofs program, the AB 1493 (Pavley I) motor vehicle GHG emission standards, and the LCFS.³² In addition, CARB also factored into the 2020 BAU inventory emissions reductions associated with a 33-percent Renewable Energy Portfolio Standard (RPS) for electricity generation. Based on the new economic data, CARB determined that achieving the 1990 emissions level by 2020 would require a reduction in GHG emissions of 21.7 percent (down from 28.5 percent) from BAU conditions. When the 2020 emissions level projection also was updated to account for newly implemented regulatory measures discussed above, CARB determined that achieving the 1990 emissions level in 2020 would require a reduction in GHG emissions of 16 percent (down from 28.5 percent) from the BAU conditions.^{33,34}

In 2014, CARB adopted the *First Update to the Climate Scoping Plan: Building on the Framework* (First Update).³⁵ The stated purpose of the First Update was to "highlight... California's success to date in reducing its GHG emissions and lay... the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050."³⁶ The First Update found that California is on track to meet the 2020 emissions reduction mandate established by AB 32 and noted that California could reduce emissions further by 2030 to levels squarely in line with those needed to stay on track to reduce emissions to 80 percent below 1990 levels by 2050 if the state realizes the expected benefits of existing policy goals.³⁷

In conjunction with the First Update, CARB identified "six key focus areas comprising major components of the state's economy to evaluate and describe the larger transformative actions that will be needed to

³² *Pavley I* are the first GHG standards in the nation for passenger vehicles and took effect for model years starting in 2009 to 2016. *Pavley I* could potentially result in 27.7 million metric tons of CO₂e reduction in 2020. *Pavley II* will cover model years 2017 to 2025 and potentially result in an additional reduction of 4.1 million metric tons CO₂e reduction.

³³ *California Air Resources Board, Supplement to the AB 32 Scoping Plan FED, Table 1.2-2.*

³⁴ *The emissions and reductions estimates found in the Supplemental FED to the Climate Change Scoping Plan fully replace the estimates published in the Climate Change Scoping Plan. See CARB, Resolution 11-27 (Aug. 24, 2011) (setting aside approval of Climate Change Scoping Plan and associated emissions forecasts, and approving the Supplemental FED). The estimates in the 2008 document are 596 million metric tons CO₂e under 2020 BAU and a required reduction of 169 million metric tons CO₂e (28.4 percent).*

³⁵ *Health & Safety Code §38561(h) requires CARB to update the Scoping Plan every five years.*

³⁶ *California Air Resources Board, 2014 Update, May 2014, page 4.*

³⁷ *California Air Resources Board, 2014 Update, May 2014, page 34.*



meet the state's more expansive emission reduction needs by 2050."³⁸ Those six areas were (1) energy; (2) transportation (vehicles/equipment, sustainable communities, housing, fuels, and infrastructure); (3) agriculture; (4) water; (5) waste management; and (6) natural and working lands. The First Update identified key recommended actions for each sector that would facilitate achievement of the 2050 reduction target.

Based on CARB's research efforts, it has a "strong sense of the mix of technologies needed to reduce emissions through 2050."³⁹ Those technologies include energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings and industrial machinery; decarbonizing electricity and fuel supplies; and the rapid market penetration of efficient and clean energy technologies.

The First Update discussed new residential and commercial building energy efficiency improvements, specifically identifying progress towards zero net energy buildings as an element of meeting mid-term and long-term GHG reduction goals. The First Update expressed CARB's commitment to working with the California Public Utilities Commission (CPUC) and California Energy Commission (CEC) to facilitate further achievements in building energy efficiency.

In January 2018, CARB adopted the 2017 Climate Change Scoping Plan Update: The Strategy for Achieving California's 2030 Greenhouse Gas Target. The 2017 Update builds upon the framework established by the Climate Change Scoping Plan and the First Update while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health. The 2017 Update includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and-Trade Program, which constrain and reduce emissions at covered sources.⁴⁰ Implementation of mobile source strategies (cleaner technology and fuels) include the following:

- At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025.
- At least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.
- Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Cars regulations.
- Medium- and heavy-duty GHG Phase 2.
- Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO_x standard.
- Last Mile Delivery: New regulation that would result in the use of low NO_x or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for Class 3–7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.

³⁸ California Air Resources Board, 2014 Update, May 2014, page 6.

³⁹ California Air Resources Board, 2014 Update, May 2014, page 32.

⁴⁰ California Air Resources Board, 2017 Update, November 2017, page 6.



Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document “Potential VMT Reduction Strategies for Discussion.”

d) Assembly Bill 197

AB 197, signed September 8, 2016, is a bill linked to SB 32, which prioritizes efforts to cut GHG emissions in low-income or minority communities. AB 197 requires CARB to make available, and update at least annually, on its website, the emissions of greenhouse gases, criteria pollutants, and toxic air contaminants for each facility that reports to CARB and air districts. In addition, AB 197 adds two Members of the Legislature to the CARB board as ex officio, non-voting members and also creates the Joint Legislative Committee on Climate Change Policies to ascertain facts and make recommendations to the Legislature and the houses of the Legislature concerning the state’s programs, policies, and investments related to climate change.

e) Cap-and-Trade Program

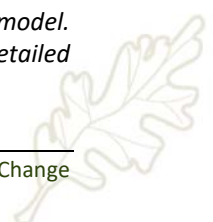
The Climate Change Scoping Plan identified a cap-and-trade program as one of the strategies for California to reduce GHG emissions. Under cap-and-trade, an overall limit on GHG emissions from capped sectors is established, and facilities subject to the cap are able to trade permits to emit GHGs within the overall limit. According to CARB, a cap-and-trade program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020.⁴¹ Program pursuant to its authority under AB 32 and the State Legislature extended the Program through 2030 with the adoption of AB 398. With continuation of the Cap-and-Trade Program, the State can achieve a 40-percent reduction target by 2030.⁴²

The Cap-and-Trade Program is designed to reduce GHG emissions from major sources, such as refineries and power plants, (deemed “covered entities”). “Covered entities” subject to the Cap-and-Trade Program are sources that emit more than 25,000 metric tons CO₂e (MTCO₂e) per year. Triggering of the 25,000 MTCO₂e per year “inclusion threshold” is measured against a subset of emissions reported and verified under the California Regulation for the Mandatory Reporting of Greenhouse Gas Emissions (Mandatory Reporting Rule or MRR).

Under the Cap-and-Trade Program, CARB issues allowances equal to the total amount of allowable emissions over a given compliance period and distributes these to regulated entities. Covered entities are allocated free allowances in whole or in part (if eligible) and may buy allowances at auction, purchase

⁴¹ *With continuation of the Cap-and-Trade Program, California can achieve a 40-percent reduction target by 2030.*

⁴² *Energy and Environmental Economics (E3). “Summary of the California State Agencies’ PATHWAYS Project: Long-term Greenhouse Gas Reduction Scenarios” (April 2015); Greenblatt, Jeffrey, Energy Policy, “Modeling California Impacts on Greenhouse Gas Emissions” (Vol. 78, pp. 158–172). The California Air Resources Board, California Energy Commission, California Public Utilities Commission, and the California Independent System Operator engaged E3 to evaluate the feasibility and cost of a range of potential 2030 targets along the way to the state’s goal of reducing GHG emissions to 80 percent below 1990 levels by 2050. With input from the agencies, E3 developed scenarios that explore the potential pace at which emission reductions can be achieved, as well as the mix of technologies and practices deployed. E3 conducted the analysis using its California PATHWAYS model. Enhanced specifically for this study, the model encompasses the entire California economy with detailed representations of the buildings, industry, transportation, and electricity sectors.*



allowances from others, or purchase offset credits. Each covered entity with a compliance obligation is required to surrender an allowance for each metric ton CO₂e of GHG they emit.

The Cap-and-Trade Program provides a firm cap, ensuring that the 2020 and 2030 statewide emission limit will not be exceeded. An inherent feature of the Cap-and-Trade Program is that it does not guarantee GHG emissions reductions in any discrete location or by any particular source. Rather, GHG emissions reductions are only guaranteed on a cumulative basis. As summarized by CARB in the First Update:

The Cap-and-Trade Regulation gives companies the flexibility to trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more have to turn in more allowances or other compliance instruments. Companies that can cut their GHG emissions have to turn in fewer allowances. But as the cap declines, aggregate emissions must be reduced.

For example, a covered entity theoretically could increase its GHG emissions every year and still comply with the Cap-and-Trade Program if there is a commensurate reduction in GHG emissions from other covered entities. Such a focus on aggregate GHG emissions is considered appropriate because climate change is a global phenomenon, and the effects of GHG emissions are considered cumulative.

The Cap-and-Trade Program works with other direct regulatory measures and provides an economic incentive to reduce emissions. If California's direct regulatory measures reduce GHG emissions more than expected, then the Cap-and-Trade Program will be responsible for relatively fewer emissions reductions. If California's direct regulatory measures reduce GHG emissions less than expected, then the Cap-and-Trade Program will be responsible for relatively more emissions reductions. Thus, the Cap-and-Trade Program assures that California will meet its GHG emissions reduction mandates:

The Cap-and-Trade Program establishes an overall limit on GHG emissions from most of the California economy—the “capped sectors.” Within the capped sectors, some of the reductions are being accomplished through direct regulations, such as improved building and appliance efficiency standards, the [Low Carbon Fuel Standard] LCFS, and the 33 percent [Renewables Portfolio Standard] RPS. Whatever additional reductions are needed to bring emissions within the cap is accomplished through price incentives posed by emissions allowance prices. Together, direct regulation and price incentives assure that emissions are brought down cost-effectively to the level of the overall cap.⁴³

[T]he Cap-and-Trade Regulation provides assurance that California's 2020 limit will be met because the regulation sets a firm limit on 85 percent of California's GHG emissions.⁴⁴

Overall, the Cap-and-Trade Program will achieve aggregate, rather than site-specific or project-level, GHG emissions reductions. Also, due to the regulatory framework adopted by CARB in AB 32, the reductions attributed to the Cap-and-Trade Program can change over time depending on the state's emissions forecasts and the effectiveness of direct regulatory measures.

As of January 1, 2015, the Cap-and-Trade Program covered approximately 85 percent of California's GHG emissions.⁴⁵

⁴³ California Air Resources Board, 2014 Update, May 2014, page 88.

⁴⁴ California Air Resources Board, 2014 Update, May 2014, page 86-87.

⁴⁵ Center for Climate and Energy Solutions, California Cap-and-Trade Website.



The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and from combustion of other fossil fuels not directly covered at large sources in the Program's first compliance period. Furthermore, the Cap-and-Trade Program also covers the GHG emissions associated with the combustion of transportation fuels in California, whether refined in-state or imported. The point of regulation for transportation fuels is when they are "supplied" (i.e., delivered into commerce). Accordingly, as with stationary source GHG emissions and GHG emissions attributable to electricity use, virtually all, if not all, of GHG emissions from CEQA projects associated with vehicle-miles traveled (VMT) are covered by the Cap-and-Trade Program.

AB 398 was enacted in 2017 to extend and clarify the role of the State's Cap-and-Trade Program through December 31, 2030. As part of AB 398, refinements were made to the Cap-and-Trade program to establish updated protocols and allocation of proceeds to reduce GHG emissions.

f) Energy-Related Sources

California Renewables Portfolio Standard

The California RPS program (SB 1078) required that 20 percent of the available energy supplies are from renewable energy sources by 2017. In 2006, SB 107 accelerated the 20-percent mandate to 2010. These mandates apply directly to investor-owned utilities. On April 12, 2011, Governor Brown signed into law SB 2X, which modified California's RPS program to require that both public and investor-owned utilities in California receive at least 33 percent of their electricity from renewable sources by the year 2020. California SB 2X also requires regulated sellers of electricity to meet an interim milestone of procuring 25 percent of their energy supply from certified renewable resources by 2016. These levels of reduction are consistent with the Los Angeles Department of Water and Power's (LADWP) commitment to achieve 35 percent renewables by 2020.

In 2019, LADWP indicated that 32 percent of its electricity came from renewable resources in Year 2018.⁴⁶ Therefore, under SB 2X, LADWP is required to increase its electricity from renewable resources by an additional 3 percent to comply with the RPS of 33 percent by 2020.

Senate Bill 350

SB 350, signed October 7, 2015, is the Clean Energy and Pollution Reduction Act of 2015. The objectives of SB 350 are: (1) to increase from 33 percent to 50 percent, the procurement of our electricity from renewable sources by 2030; and (2) to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.⁴⁷

Senate Bill 100

SB 100, signed September 10, 2018, is the 100 Percent Clean Energy Act of 2018. SB 100 updates the goals of California's Renewable Portfolio Standard and SB 350, as discussed above, to the following: achieve 50-

⁴⁶ *California Public Utilities Commission, 2018 Power Content Label, Los Angeles Department of Water and Power, July 2019.*

⁴⁷ *Senate Bill 350 (2015-2016 Reg. Session) Stats 2015, ch. 547.*



percent renewable resources target by December 31, 2026, and achieve a 60-percent target by December 31, 2030. SB 100 also requires that eligible renewable energy resources and zero-carbon resources supply 100 percent of retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045.⁴⁸

Senate Bill 1368

SB 1368, signed September 29, 2006, is a companion bill to AB 32, which requires the CPUC and the CEC to establish GHG emission performance standards for the generation of electricity. These standards also generally apply to power that is generated outside of California and imported into the state. SB 1368 provides a mechanism for reducing the emissions of electricity providers, thereby assisting CARB to meet its mandate under AB 32. On January 25, 2007, the CPUC adopted an interim GHG Emissions Performance Standard, which is a facility-based emissions standard requiring that all new long-term commitments for baseload generation to serve California consumers be with power plants that have GHG emissions no greater than a combined cycle gas turbine plant. That level is established at 1,100 pounds of CO₂ per MWh. Furthermore, on May 23, 2007, the CEC adopted regulations that establish and implement an identical Emissions Performance Standard of 1,100 pounds of CO₂ per MWh (see CEC Order No. 07-523-7).

g) Mobile Sources

Assembly Bill 1493 (Pavley I)

AB 1493, passed in 2002, requires the development and adoption of regulations to achieve “the maximum feasible reduction of greenhouse gases” emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the state. CARB originally approved regulations to reduce GHGs from passenger vehicles in September 2004, with the regulations to take effect in 2009. On September 24, 2009, CARB adopted amendments to these “Pavley” regulations that reduce GHG emissions in new passenger vehicles from 2009 through 2016.⁴⁹ Although setting emission standards on automobiles is solely the responsibility of the USEPA, the federal CAA allows California to set state-specific emission standards on automobiles if the state first obtains a waiver from the USEPA. The USEPA granted California that waiver on July 8, 2009. A comparison between the AB 1493 standards and the Federal CAFE standards was completed by CARB and the analysis determined that California emission standards are 16-percent more stringent through the 2016 model year and 18-percent more stringent for the 2020 model year.⁵⁰ CARB is also committed to further strengthening these standards beginning with 2020 model year vehicles to obtain a 45-percent GHG reduction in comparison to the 2009 model year.

In 2018, the USEPA proposed the Safer Affordable Fuel-Efficient Vehicles Rule (SAFE), which would roll back fuel economy standards and revoke California’s waiver. Under this proposed rule, the US or CalEPA would amend certain average fuel economy and GHG standards for passenger cars covering model years 2021 through 2026. As of February 2020, the proposed SAFE Vehicle Rule has not yet been adopted.

⁴⁸ *State Bill 100 (2017-2018 Reg. Session) Stats 2018, ch 312.*

⁴⁹ *California Air Resources Board, Clean Car Standards – Pavley, Assembly Bill 1493, California’s Greenhouse Gas Vehicle Emission Standards Under Assembly Bill 1493 Website, accessed: August 11, 2020.*

⁵⁰ *California Air Resources Board, “Comparison of Greenhouse Gas Reductions for all Fifty United States under CAFE Standards and ARB Regulations Adopted Pursuant to AB 1493,” January 23, 2008.*



On September 27, 2019, the USEPA withdrew the waiver it had previously provided to California for the State's GHG and ZEV programs under Section 209 of the Clean Air Act.⁵¹ The withdrawal of the waiver became effective on November 26, 2019. In response, several states including California have filed a lawsuit challenging the withdrawal of the EPA waiver.⁵² As of January 2020, a trial date has not been set for the lawsuit.

Executive Order S-1-07 (California Low Carbon Fuel Standard)

Executive Order S-01-07, the LCFS (issued on January 18, 2007), requires a reduction of at least 10 percent in the carbon intensity of California's transportation fuels by 2020. Regulatory proceedings and implementation of the LCFS were directed to CARB. CARB released a draft version of the LCFS in October 2008. The final regulation was approved by the Office of Administrative Law and filed with the Secretary of State on January 12, 2010; the LCFS became effective on the same day.

The development of the 2017 Update has identified LCFS as a regulatory measure to reduce GHG emission to meet the 2030 emissions target. In calculating statewide emissions and targets, the 2017 Update has assumed that the LCFS be extended to an 18-percent reduction in carbon intensity beyond 2020. In September 2018, CARB approved a carbon intensity reduction of 20 percent by 2030, in order to meet the 2030 emissions target.⁵³

Advanced Clean Cars Regulations

In January 2012, CARB approved the Advanced Clean Cars Program, a new emissions-control program for model year 2017 through 2025.⁵⁴ The components of the Advanced Clean Cars program include the Low-Emission Vehicle (LEV) regulations that reduce criteria pollutants and GHG emissions from light- and medium-duty vehicles and the Zero-Emission Vehicle (ZEV) regulation, which requires manufacturers to produce an increasing number of pure ZEVs (meaning battery electric and fuel cell electric vehicles).⁵⁵ In March 2017, CARB voted unanimously to continue with the vehicle greenhouse gas emission standards and the ZEV program for cars and light trucks sold in California through 2025.⁵⁶

Senate Bill 375

Acknowledging the relationship between land use planning and transportation sector GHG emissions, SB 375 was signed by the Governor on September 30, 2008. This legislation links regional planning for housing and transportation with the GHG reduction goals outlined in AB 32. Reductions in GHG emissions would be achieved by, for example, locating employment opportunities close to transit. Under SB 375, each Metropolitan Planning Organization (MPO) would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger VMT and trips so that the region will

⁵¹ 84 FR 51310

⁵² *United States District Court for the District Court of Columbia, State of California vs. Chao, Case 1:19-cv-02826, 2019.*

⁵³ *California Air Resources Board, "CARB amends Low Carbon Fuel Standard for wider impact," September 27, 2018.*

⁵⁴ *California Air Resources Board, California's Advanced Clean Cars Program, About Website, accessed: August 11, 2020.*

⁵⁵ *California Air Resources Board, California's Advanced Clean Cars Program, About Website, accessed: August 11, 2020.*

⁵⁶ *California Air Resources Board, News Release: CARB finds vehicle standards are achievable and cost-effective, March 24, 2017.*



meet a target, created by CARB, for reducing GHG emissions. If the SCS is unable to achieve the regional GHG emissions reduction targets, then the MPO is required to prepare an alternative planning strategy that shows how the GHG emissions reduction target could be achieved through alternative development patterns, infrastructure, and/or transportation measures.

As required under SB 375, CARB is required to update regional GHG emissions targets every 8 years with the last update formally adopted in March 2018. As part of the 2018 update, CARB has adopted a passenger vehicle related GHG reduction target of 19 percent for 2035 for the SCAG region, which is more stringent than the previous reduction target of 13 percent for 2035.⁵⁷

h) Building Standards

California Appliance Efficiency Regulations (Title 20, Sections 1601 through 1608)

The 2014 Appliance Efficiency Regulations, adopted by the CEC, include standards for new appliances (e.g., refrigerators) and lighting, if they are sold or offered for sale in California. These standards include minimum levels of operating efficiency, and other cost-effective measures, to promote the use of energy- and water-efficient appliances.

California Building Energy Efficiency Standards (Title 24, Part 6)

California's Energy Efficiency Standards for Residential and Nonresidential Buildings, located at Title 24, Part 6 of the California Code of Regulations (CCR) and commonly referred to as "Title 24," were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.⁵⁸

On May 9, 2018, the CEC adopted the 2019 Title 24 Standards, which went into effect on January 1, 2020. The 2019 standards continue to improve upon the previous (2016) Title 24 standards for new construction of, and additions and alterations to, residential and non-residential buildings.⁵⁹ The 2019 Title 24 Standards, the standards ensure that builders use the most energy efficient and energy conserving technologies and construction practices. As described in the 2019 Title 24 Standards represent "challenging but achievable design and construction practices" that represent "a major step towards meeting the Zero Net Energy (ZNE) goal." Single-family homes built with the 2019 Title 24 Standards are projected to use approximately 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards. Once the mandated rooftop solar electricity generation is factored in, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards. Nonresidential buildings are projected to use approximately 30 percent less energy due mainly to lighting upgrades.⁶⁰ Compliance with Title 24 is enforced through the building permit process.

⁵⁷ California Air Resources Board, *SB 375 Regional Greenhouse Gas Emissions Reduction Targets*.

⁵⁸ California Energy Commission, *2019 Building Energy Efficiency Standards*.

⁵⁹ California Energy Commission, *2019 Building Energy Efficiency Standards*.

⁶⁰ California Energy Commission, *News Release: Energy Commission Adopts Standards Requiring Solar Systems for New Homes, First in Nation, May 9, 2018*.



California Green Building Standards (CALGreen Code)

The most recent update to the California Green Building Standards Code (CCR, Title 24, Part 11), commonly referred to as the 2019 CALGreen Code, became effective on January 1, 2020. Most of the mandatory measure changes in the 2019 CALGreen Code relative to the previous 2016 CALGreen Code were related to definitions and to the clarification or addition of referenced manuals, handbooks, and standards. For example, several definitions related to energy that were added or revised affect electric vehicles chargers and charging and hot water recirculation systems. For new multi-family dwelling units, the residential mandatory measures were revised to provide additional electric vehicle charging space requirements, including quantity, location, size, single EV space, multiple EV spaces, and identification.⁶¹ For nonresidential mandatory measures, the table (Table 5.106.5.3.3) identifying the number of required EV charging spaces has been revised in its entirety.⁶² Compliance with the CALGreen Code is enforced through the building permit process.

i) Senate Bill 97

On June 19, 2008, the Office of Planning and Research (OPR) released a technical advisory on addressing climate change. This guidance document outlines suggested components to CEQA disclosure, including quantification of GHG emissions from a project's construction and operation; determination of significance of the project's impact to climate change; and if the project is found to be significant, the identification of suitable alternatives and mitigation measures.

SB 97, passed in August 2007, is designed to work in conjunction with CEQA and AB 32. SB 97 requires OPR to prepare and develop guidelines for the mitigation of GHG emissions or the effects thereof, including, but not limited to, the effects associated with transportation and energy consumption. The Draft Guidelines Amendments for Greenhouse Gas Emissions (Guidelines Amendments) were adopted on December 30, 2009 and amended in 2018, and address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment.

However, neither a threshold of significance nor any specific mitigation measures are included or provided in the Guidelines Amendments.⁶³ The Guideline Amendments require a lead agency to make a good-faith effort, based on the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of GHG emissions resulting from a project. The Guidelines Amendments give discretion to the lead agency whether to: (1) use a model or methodology to quantify GHG emissions resulting from a project, and which model or methodology to use; or (2) rely on a qualitative analysis or performance-based standards. Furthermore, the Guidelines Amendments identify three factors that should be considered in the evaluation of the significance of GHG emissions:

- The extent to which a project may increase or reduce GHG emissions as compared to the existing environmental setting;

⁶¹ *California Building Standards Commission, 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, Chapter 4 – Residential Mandatory Measures, effective: January 1, 2020.*

⁶² *California Building Standards Commission, 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, Chapter 5 – Nonresidential Mandatory Measures, effective: January 1, 2020.*

⁶³ *See 14 Cal. Code Regs. §15064.7 (generally giving discretion to lead agencies to develop and publish thresholds of significance for use in the determination of the significance of environmental effects), and §15064.4 (giving discretion to lead agencies to determine the significance of impacts from GHGs).*



- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.⁶⁴

The administrative record for the Guidelines Amendments also clarifies “that the effects of greenhouse gas emissions are cumulative, and should be analyzed in the context of CEQA’s requirements for cumulative impact analysis.”⁶⁵

The California Natural Resources Agency is required to periodically update the Guidelines Amendments to incorporate new information or criteria established by CARB pursuant to AB 32. SB 97 applies retroactively to any EIR, negative declaration, mitigated negative declaration, or other document required by CEQA, which has not been finalized.

j) Center for Biological Diversity v. California Department of Fish and Wildlife

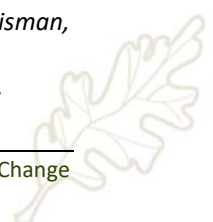
The California Supreme Court’s decision published on November 30, 2015, in the *Center for Biological Diversity v. California Department of Fish and Wildlife* (62 Cal.4th 204) (also known as the “Newhall Ranch Case”) reviewed the methodology used to analyze GHG emissions in an EIR prepared for a project that proposed 20,885 dwelling units with 58,000 residents on 12,000 acres of undeveloped land in a rural area of the County of Los Angeles. The EIR used a “business as usual” (BAU) approach to determine whether the project would impede the state’s compliance with statutory emissions reduction mandate established by the AB 32 *Climate Change Scoping Plan*. The Court did not invalidate the BAU approach entirely but did hold that “the Scoping Plan nowhere related that *statewide* level of reduction effort to the percentage of reduction that would or should be required from *individual projects* and nothing DFW or Newhall have cited in the administrative record indicates the required percentage reduction from business as usual is the same for an individual project as for the entire state population and economy.”⁶⁶

The California Supreme Court suggested regulatory consistency as one pathway to compliance, by stating that a lead agency might assess consistency with AB 32’s goal in whole or in part by looking to compliance with regulatory programs designed to reduce GHG emissions from particular activities. The Court stated that a lead agency might assess consistency with AB 32’s goal in whole or part by looking to compliance with regulatory programs designed to reduce greenhouse gas emissions from particular activities, including statewide programs and local climate action plans or GHG emissions reduction plans. This approach is consistent with CEQA Guidelines Section 15064, which provides that a determination that an impact is not cumulatively considerable may rest on compliance with previously adopted plans or regulations, including plans or regulations for the reduction of GHG emissions. The Court also suggested: “A lead agency may rely on existing numerical thresholds of significance for greenhouse gas emissions” (bright line threshold approach) if supported by substantial evidence.

⁶⁴ 14 CCR §15064.4(b).

⁶⁵ Letter from Cynthia Bryant, Director of the Governor’s Office of Planning and Research to Mike Chrisman, California Secretary for Natural Resources, dated April 13, 2009.

⁶⁶ *Center for Biological Diversity v. California Department of Fish and Wildlife* (62 Cal.4th 204, 230), page 20.



3) *Regional*

a) *South Coast Air Quality Management District*

The Southern California Air Quality Management District (SCAQMD) adopted a “Policy on Global Warming and Stratospheric Ozone Depletion” on April 6, 1990. The policy commits SCAQMD to consider global impacts in rulemaking and in drafting revisions to the Air Quality Management Plan. In March 1992, the SCAQMD Governing Board reaffirmed this policy and adopted amendments to the policy to include the following directives:

- Phase out the use and corresponding emissions of chlorofluorocarbons, methyl chloroform (1,1,1-tri-chloroethane or TCA), carbon tetrachloride, and halons by December 1995;
- Phase out the large quantity use and corresponding emissions of hydrochlorofluorocarbons by the year 2000;
- Develop recycling regulations for hydrochlorofluorocarbons (e.g., SCAQMD Rules 1411 and 1415);
- Develop an emissions inventory and control strategy for methyl bromide; and
- Support the adoption of a California GHG emission reduction goal.

In 2008, SCAQMD released draft guidance regarding interim CEQA GHG significance thresholds.⁶⁷ Within its October 2008 document, SCAQMD proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of CO₂ equivalents (MTCO₂e) per year. Under this proposal, commercial/residential projects that emit fewer than 3,000 MTCO₂e per year would be assumed to have a less than significant impact on climate change. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold of 10,000 MTCO₂e per year for stationary source/industrial projects where SCAQMD is the lead agency. However, SCAQMD has yet to adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects); therefore, the proposed draft commercial/residential thresholds were not formally adopted.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration (“SCAQMD draft local agency threshold”); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to a project’s operational emissions. If a project’s emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year

⁶⁷ *South Coast Air Quality Management District, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008, Attachment E.*



- Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.
- Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO₂e per year.
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to a CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact report, which includes analyzing feasible alternatives and imposing feasible mitigation measures. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 MMTCO₂e/year). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to BACT for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility.

b) Southern California Association of Governments

SB 375 requires the MPOs to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plan. For the SCAG region, the 2020-2045 RTP/SCS (Connect SoCal) was adopted on September 2, 2020. Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Connect SoCal is meant to provide growth strategies that will achieve the regional GHG emissions reduction targets. However, Connect SoCal does not require that local general plans, specific plans, or zoning be consistent with Connect SoCal, but provides incentives for consistency for governments and developers.



4) Local

a) Agoura Hills General Plan

Goals and policies relating to climate change, greenhouse gases, and energy are identified in the Community Conservation and Development, Infrastructure and Community Services; and Natural Resources Elements of the General Plan. These goals and policies would remain as part of the GPU. New goals and policies that are part of the GPU are listed in Section III. Project Description.

Goal CS-1 **Park and Recreation Facilities.** Balanced and comprehensive recreation facilities for the Agoura Hills community.

Policy CS-1.3 **Bicycle and Pedestrian Connections.** Connect recreational facilities with walking paths, trails, bikeways, and equestrian trails.

Policy CS-1.4 **Bicycle Racks.** Require the installation of bicycle racks at parks and community centers.

Goal LU-1 **Growth and Change.** Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

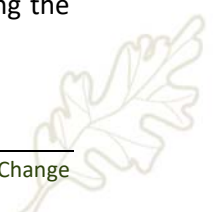
Policy LU-1.2 **Development Locations.** Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces.

Goal LU-5 **City Sustained and Renewed.** Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policy LU-5.1 **Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings.

Policy LU-5.2 **Existing Structure Reuse.** Encourage the retention of existing structures and promote their adaptive reuse with —green|| building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent.

Policy LU-5.3 **Heat Island Effect.** Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots.



Policy LU-5.4 Sustainable Land Development Practices. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:

- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
- Capture and re-use of stormwater on-site for irrigation
- Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
- Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
- Use of permeable paving materials
- Shading of surface parking, walkways, and plazas
- Management of wastewater and use of recycled water

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policy LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use.

Goal LU-13 Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policy LU-13.6 Bicycle Facilities. Encourage developers of commercial retail centers to incorporate facilities that promote customer and employee access by bicycles, such as secured storage, showers, and lockers.

Goal LU-15 Quality Business Parks. A diversity of business parks accommodating office and light industrial uses that provides a variety of job opportunities for Agoura Hills' residents.

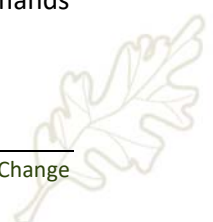
Policy LU-15.5 Bicycle Facilities. Encourage major business park and industrial business park projects to incorporate facilities that promote employee access by bicycles, such as secured storage, showers, and lockers.

Goal M-3 Intelligent Transportation Systems. A transportation system that utilizes advanced ITS technologies to maximize the efficiency and safety of the City's transportation system.

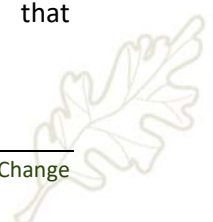
Policy M-3.1 Intelligent Transportation Systems. Utilize ITS for Agoura Hills to improve the efficiency and safety of the transportation network through advanced technologies.

Policy M-3.2 Signal Timing Optimization. Optimize traffic signal timing and coordination to reduce travel time and delay and increase safety.

Goal M-4 Ensuring Quality of Life. A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.



- Policy M-4.3 Traffic Control Devices.** Encourage the use of innovative methods for traffic control (such as roundabouts and traffic circles), which can add character and create opportunity for improved aesthetics while effectively managing entry, speed, and points of conflict, in addition to traditional traffic control methods (such as stop signs and traffic signals), where appropriate. Consider the use of these innovative traffic control devices based upon the physical context and street hierarchy.
- Policy M-4.4 Truck Routes.** Maintain the designation of truck routes for commercial and industrial use to minimize impacts on residential neighborhoods. The City's designated truck routes are shown in Figure M-6 (Truck Routes).
- Policy M-4.5 Trucking Impacts.** Minimize noise and other impacts of truck traffic, deliveries, and staging on residential neighborhoods and mixed-use areas of the City.
- Policy M-4.6 Energy Reduction.** Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system.
- Goal M-5 Neighborhood Traffic Management.** Minimized through traffic in neighborhoods adjacent to major travel routes.
- Policy M-5.1 Traffic Calming.** Consider the application of traffic calming techniques, where needed, to minimize neighborhood intrusion by through traffic and promote a safe and pleasant neighborhood environment.
- Goal M-6 Alternative Transportation.** Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.
- Policy M-6.1 Efficient System.** Promote the most efficient use of the City's existing transportation network and encourage the integration of alternative modes into design standards and future improvements.
- Policy M-6.2 Mode Choice.** Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. Ensure that existing and future infrastructure will be adequate for future transportation modes.
- Policy M-6.3 Design of Alternative Modes.** New roadways and future street-improvement projects shall be bicycle- and pedestrian-friendly in design.
- Policy M-6.4 Design Enhancements.** Enhance bus stops with amenities such as street trees, benches, bus shelters and waste receptacles, public art or other measures.
- Policy M-6.5 Education.** Promote non-motorized transportation through encouragement and education.
- Goal M-7 Pedestrians.** Transportation improvements and development enhancements that promote and support walking within the community.



- Policy M-7.1 Walkability.** Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system.
- Policy M-7.2 Pedestrian Connectivity.** Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks.
- Policy M-7.3 Pedestrian Experience.** Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate.
- Policy M-7.4 Walkable Developments.** Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking.
- Goal M-8 Bikeways.** Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.
- Policy M-8.1 Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community.
- Policy M-8.2 Continuous Bikeway Connectivity.** Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region.
- Policy M-8.3 Recreational Biking.** Encourage recreational biking and promote the community's mountain biking trail system to residents and visitors.
- Policy M-8.4 Bicycling Safety.** Establish a Bicycle Safety Program that aims to educate the public about the safe use of bicycles on the City's bikeways.
- Policy M-8.7 Bicycle Parking.** Developments shall provide for bicycle parking facilities.
- Goal M-9 Transit.** Transit options that are a viable component of the City's multi-modal transportation system.
- Policy M-9.1 Transit Commuting.** Encourage the use of public transportation for commuting trips by collaborating with regional transit agencies to provide additional transit options for service to Agoura Hills.
- Policy M-9.2 Transit Planning.** Encourage transit planning as an integral component of the development review process, and identify recommended transit routes and stations as part of long-range planning efforts.
- Policy M-9.3 Citywide Shuttle Service.** Explore an intercity shuttle system to promote transit trips between residential, commercial, and community areas and enhance mobility for non-driving older adults, children, and persons with disabilities.



- Policy M-9.4 Local Transit.** Explore the feasibility of expanding the services of the existing transit programs and other appropriate transit programs.
- Goal M-10 Transportation Demand Management.** The successful application of TDM measures to reduce reliance on single-occupancy vehicles for everyday travel.
- Policy M-10.1 Current Techniques.** Actively utilize current TDM techniques to aid in the reduction of single-occupancy vehicle trips.
- Policy M-10.2 Trip Reduction.** Encourage existing and new developments to participate in trip reducing activities.
- Policy M-10.3 Ride Share.** Actively promote the use of ride-sharing and ride-matching services, for both residents and non-residents.
- Policy M-10.4 City Employees.** Establish a TDM program for the City of Agoura Hills' employees.
- Policy M-10.5 Preferential Parking.** Encourage the availability of preferential parking in selected areas for designated carpools.
- Goal M-11 Parking.** Parking that is convenient and efficient for the use of residents, workers, and visitors.
- Policy M-11.1 Parking Standards and Design.** Ensure that off-street parking and on-street parking requirements are adequate and that parking is designed to be sensitive to both context and environment. Include safety considerations (i.e., lighting and landscape design) in the parking standards and design.
- Policy M-11.2 Shared Parking.** Maximize shared parking opportunities for uses with varied peak parking periods and for developments providing a TDM program.
- Policy M-11.3 Efficient Parking Design.** Strive to provide an appropriate balance between providing adequate amounts of parking and reducing the amount of land devoted to parking through measures such as parking structures, underground parking, and shared parking.
- Goal M-12 Regional Circulation System.** A comprehensive transportation system that is coordinated with adjacent jurisdictions and regional planning efforts.
- Policy M-12.2 Regional Coordination.** Support regional efforts by the Los Angeles County Metropolitan Transportation Authority (Metro or MTA) and the Southern California Association of Governments (SCAG) to reduce single-occupancy vehicle travel, such as goals and measures identified in Metro's Long Range Transportation Plan and SCAG's Regional Transportation Improvement Program.
- Policy M-12.3 Efficiency.** Support regional planning efforts that maximize the efficiency of existing transportation facilities.



Policy M-12.4 Regional Transit Planning. Collaborate with regional transportation and transit agencies for the efficient allocation of transit and transportation resources.

Policy M-12.5 Freeway Enhancements. Work with regional agencies and Caltrans to achieve timely implementation of programmed freeway and interchange improvements.

Policy M-12.6 Capital Improvements Program. Identify and prioritize transportation improvement projects for inclusion in the City's Capital Improvements Program (CIP) and to guide the City's applications for regional, state or federal funds.

Goal NR-5 Water Conservation. Minimization of water consumption through conservation methods and other techniques.

Policy NR-5.1 Water Conservation and Education. Continue to support the efforts of the Las Virgenes Municipal Water District in water conservation in the City, both through minimizing the consumption of water and through public education.

Policy NR-5.2 Water Conservation Measures. Require water conservation measures/devices that limit water usage for all new construction projects, including public facilities, such as the use of water-efficient landscaping and irrigation, on-site stormwater capture as feasible, low-flow and efficient plumbing fixtures, and the use of recycled water for irrigation.

Policy NR-5.3 Water-Efficient Landscaping and Irrigation. Require that drought-tolerant landscaping, water-efficient irrigation systems be installed, and recycled water be used for landscaping, as feasible, for all private and City landscaping and parkways. Encourage such landscaping and irrigation, as appropriate, in private development.

Policy NR-5.4 Optimum Timing for Water Irrigation. Require that all irrigation systems irrigate at optimum times of the day, as recommended by the Las Virgenes Municipal Water District, and consider the use of weather sensors, to facilitate optimum irrigation and other technology for monitoring and control. Encourage such irrigation timing for private development.

Policy NR-5.5 Recycled Water. Work with the Las Virgenes Municipal Water District in further creating opportunities for recycled water to irrigate the public landscape, provided that the heavy metal and salt content of recycled water will not interfere with plant growth.

Goal NR-9 Energy Conservation. Provision of affordable, reliable, and sustainable energy resources to residents and businesses.

Policy NR-9.1 Public Outreach. Promote energy conservation measures and options to all residents, businesses, contractors, and consultants.



Policy NR-9.2 Energy Conservation for City Facilities. Implement energy-conserving measures for all existing City facilities, as feasible. For new City facilities, incorporate energy-conserving measures to the extent practical.

Goal NR-10 Greenhouse Gas Reduction. Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.

Policy NR-10.1 Climate Change. Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emission reductions targets.

Policy NR-10.2 Regional Coordination. Ensure that that any plans prepared by the City, including the General Plan, are aligned with, and support any regional plans to help achieve reductions in greenhouse gas emissions.

Policy NR-10.3 Outreach and Education. Partner with local agencies and organizations to coordinate outreach and education regarding the effects of greenhouse gas emissions and climate change.

Goal U-4 Solid Waste Collection and Disposal Operations. Control and reduction of solid waste generation and disposal.

Policy U-4.2 Diversion of Waste. Require recycling, green recycling/composting, and waste separation to reduce the volume and toxicity of solid wastes sent to landfill facilities, with the objective of diverting nonhazardous waste to a certified recycling processor, consistent with state mandates for landfill diversion.

Policy U-4.4 Community Education. Continue to publicize and educate the public about waste reduction techniques, programs, and facilities.

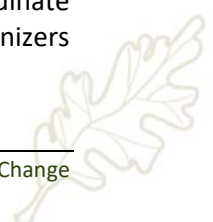
Policy U-4.5 Recycling for New Development. Require new development to incorporate recycling locations into the project.

Policy U-4.7 Recycling and Reuse of Construction Wastes. Continue the commercial solid waste/recycling program, consistent with state requirements for diversion, for waste collection from all commercial program providers, including recycling materials generated by the demolition and remodeling of buildings.

Policy U-4.8 Residential Waste Recycling. Continue to provide recycling as part of regular residential curbside service, including green and equestrian waste recycling.

Policy U-4.9 Non-Residential Waste Recycling. Continue to require nonresidential uses and businesses to participate in the City's commercial recycling program.

Policy U-4.10 Community Clean-Up Events. Continue to sponsor and help coordinate annual clean-up events, in which volunteers and community organizers help pick up litter at parks and other public areas.

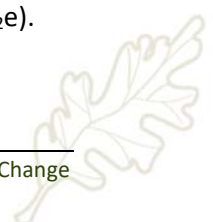


- Goal U-5** **Energy Provision and Conservation.** Adequate, efficient, and environmentally sensitive energy service for all residents and businesses.
- Policy U-5.1** **New Development Requirements.** Require that new development be approved contingent upon its ability to be served by adequate natural gas and electric facilities and infrastructure.
- Policy U-5.2** **Adequate Facilities.** Coordinate with Southern California Edison (SCE) and Southern California Gas Company (SCGC) to ensure that adequate electric and natural gas facilities are available to meet the demands of existing and future development, and to encourage conservation techniques.
- Policy U-5.3** **Solar Access.** Ensure that sites, landscaping, and buildings are configured and designed to maximize and protect solar access.
- Policy U-5.4** **Energy Efficient Incentives.** Coordinate with relevant utilities and agencies to promote energy rebate and incentive programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments.
- Policy U-5.5** **Undergrounding of Utilities.** Require applicants to comply with the City’s undergrounding of utilities ordinances and policies and pursue a variety of funding opportunities to assist in supporting future efforts to underground existing utilities.
- Policy U-5.6** **Energy Conservation.** Install energy-efficient appliances and alternative-energy infrastructure, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible.
- Policy U-5.7** **Solar Panels in Projects.** Provide incentives for use of solar energy in new development.

b) City of Agoura Hills Climate Action and Adaptation Plan

The City of Agoura Hills prepared the draft *City of Agoura Hills Climate Action and Adaptation Plan* (March 10, 2021). According to the City, the Agoura Hills Draft Climate Action and Adaptation Plan (CAAP) in its current state is a visionary document. Public participation will be continually sought in future phases of CAAP development, including California Environmental Quality (CEQA) review and a detailed implementation strategy before adoption of the final CAAP. The goal of the CAAP is to develop policies and programs to reduce reliance on fossil fuels with co-benefits of cleaning up the air, provide a cost savings to residents, and build resiliency during climate change induced, extreme heat events, wildfires and other risks. The final CAAP is expected to be adopted by the City Council mid-2022.

Through the CAAP, the City established goals and policies that incorporate environmental responsibility into the everyday management of its community operations. The efforts toward increasing the reduction of Citywide GHG emissions would occur in coordination with the City’s other planning and land use decisions. The CAAP also provides a climate change vulnerability analysis and adaptation strategies to address potential impacts of climate change. **Table IV.O-4, Mass GHG Reduction Targets for Community Emissions**, shows the City’s communitywide GHG emissions reductions targets and goals (in MTCO₂e).



**Table IV.O-4
Mass GHG Reduction Targets for Community Emissions**

Strategy	Target
2020 Target	15% below 2008 levels
2020 Emissions Goal (MTCO ₂ e)	280,742
2030 Target	49% below 2008 levels
2030 Emissions Goal (MTCO ₂ e)	168,445
<i>Source: CAAP; GHG Inventory for the City of Agoura Hills, 2020</i>	

3. ENVIRONMENTAL IMPACTS AND MITIGATIONS

During buildout of the General Plan Update, GHGs would be emitted as the result of (1) construction activities and deliveries; (2) new direct operational sources, such as operation of emergency generators, natural gas usage, and operation of vehicles attributed to uses within the City, including residences; and (3) indirect operational sources, such as production of electricity, steam and chilled water, transport of water, and decomposition of project-related wastes. GHGs would also be emitted by visitors and employees travelling to and from the City. This EIR section discusses how buildout of the General Plan Update would contribute to GHG emissions.

The State of California, through Assembly Bill (AB) 32 and Executive Order S-3-05, has set statewide targets for the reduction of GHG emissions. The California Air Pollution Control Officers Association's (CAPCOA) technical report, CEQA and Climate Change, states: "The goal of AB 32 and S-3-05 is the significant reduction of future GHG emissions in a state that is expected to rapidly grow in both population and economic output."⁶⁸ Accordingly, to achieve the state's goals, there will have to be a significant reduction in per capita GHG emissions. While CEQA focuses on emissions associated with new development, other regulatory means will need to be implemented to address reductions in existing emissions.

For this EIR, emissions from sources such as construction activities, vehicle usage, energy consumption, and solid waste generation are inventoried and discussed quantitatively and qualitatively. Emissions associated with the water supply and wastewater treatment are also discussed, although these sources could not be quantified due to data limitations. All emissions inventories are presented in metric tons unless otherwise indicated.

A. Threshold of Significance

Appendix G of the CEQA Guidelines provides thresholds that address impacts related to GHG emissions. Specifically, the Guidelines state that the proposed project may have an adverse significant GHG emissions impact if it would:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As the City's CAAP is in draft form and has not yet been adopted, the threshold used in this analysis is the SCAQMD draft 2035 target of 4.1 MTCO₂e/SP/year for plans.

⁶⁸ California Air Pollution Control Officers Association, CEQA and Climate Change, 2008.



B. Project Impacts and Mitigation Measures

Impact F-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that, at General Plan buildout, the net increase in emissions of GHGs from operational sources was estimated at 93,130 metric tons of CO₂e per year and that the General Plan EIR 2010's net contribution of CO₂e on a statewide basis would be substantial. However, with the implementation of the General Plan 2010, policies and application of all local, state, and federal regulations pertaining to greenhouse gases and climate change, impacts would be less than significant.

Although details of future construction projects were unknown at the time of the General Plan EIR 2010, the General Plan 2010 and Implementation Program included goals, policies, and implementation measures that would serve to reduce the GHG emissions from construction activities within the City, promote sustainable building practices, and reduce construction waste. In addition, although buildout of the General Plan 2010 would increase operational GHG emissions in the City, the General Plan 2010 would incorporate all feasible GHG reduction measures recommended by the CCAT, CAPCOA, and the California Attorney General. Therefore, the General Plan EIR 2010 found that impacts associated with GHG emissions during both construction and operation would be less than significant.

GPU Impact

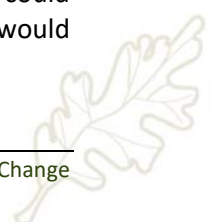
The Project, through future housing development, would contribute to global climate change through direct and indirect emissions of GHG from land uses. The following paragraphs describe construction-related and operational impacts.

Housing Sites Development

Updates to the Housing Element and related updates to the Community Conservation and Development Element involve amending General Plan land use designations on some of the proposed Housing Element opportunity sites, which requires revisions to the Land Use and Community Form section of the Community Conservation and Development Element and Land Use Map, along with a re-zoning program and Specific Plan Amendments to accommodate residential development to meet the RHNA allocation. For the sites where a mixed-use residential-commercial development would be allowed, the commercial uses are currently allowed by existing zoning and land use designations.

Construction Related Impacts

Construction of future housing development allowed with the project would result in GHG emissions from the use of construction equipment. However, the details of these future construction activities are unknown at this time because no specific development projects have been identified and, therefore, cannot be quantified without details relating to earthmoving, equipment, construction time frames, and total size of projects. Construction activities associated with the buildout of housing under the GPU are anticipated to occur sporadically over an approximately 8-year period (i.e., 2021-2029) or longer. Future development would be comprised of multiple smaller development projects, each having its own construction timeline and activities. Development of multiple properties could occur at the same time. Although site-specific construction GHG emissions cannot be quantified at this time, such emissions could be potentially significant. However, because construction GHG emissions associated with the GPU would



be consistent with plans and programs designed to reduce and minimize GHG emissions (see Impact F-2 below), these emissions would constitute a less than significant impact.

Operational Impacts

As stated in the Project Description (Section III of this SEIR), the City plans to fulfill its share of the regional housing needs using a combination of: vacant single-family sites with zoning in place, accessory dwelling units, and designation of opportunity sites with an Affordable Housing Overlay. GHG emissions associated with development of the housing opportunity sites would occur as a result of operation of the new developments and land uses. Operational emissions would be from mobile sources (including emissions from the additional vehicle miles generated from the proposed housing opportunity sites), area sources (including emissions from consumer products, landscape equipment and architectural coatings), energy usage (including emissions from the generation of electricity and natural gas used at the proposed housing opportunity sites), waste (solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills), and water usage (from electricity used for transport of water and processing of wastewater). The traffic analysis for the *Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment* (Kimley-Horn, December 2021) provided trip generation data for Existing Conditions (General Plan 2010), the GPU uses Year 2029 (including land use designations that will be removed as part of the GPU on the housing opportunity sites), and total cumulative conditions (General Plan 2010 Plus GPU, minus the land use designations being removed) for Year 2035. The emissions generated for these three scenarios were calculated using the CalEEMod model (see Appendix C for details) and are provided below.

The operating emissions associated with the General Plan 2010 land uses are provided below in **Table IV.O-5** for informational and comparative purposes.

Table IV.O-5
General Plan 2010 Operational Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	56.19	116.95	173.14	0.18	0.00	178.74
Energy Usage ²	0.00	7,370.87	7,370.87	0.50	0.09	7,410.32
Mobile Sources ³	0.00	62,737.19	62,737.19	7.98	4.82	64,372.72
Waste ⁴	629.01	0.00	629.01	37.18	0.00	1,558.57
Water ⁵	134.81	1,330.25	1,465.07	13.96	0.34	1,915.53
Subtotal Emissions	820.01	71,555.26	72,375.27	59.80	5.25	75,435.87

Notes: Source: CalEEMod Version 2020.4.0 for GP existing Year 2010.

¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

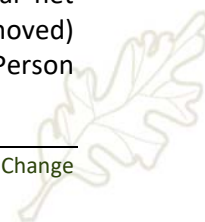
² Energy usage consist of GHG emissions from electricity and natural gas usage.

³ Mobile sources consist of GHG emissions from vehicles.

⁴ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

As shown in Table IV.O-5, the existing conditions (GP 2010, No Project) scenario, would generate operational GHG emissions totaling 75,435.87 MTCO₂e/year. GHG emissions for the GPU, which includes subtracting the emissions from the land use designations that will be removed on the housing opportunity sites, is reported in Table IV.O-6. In order to compare the project's subtotal emissions (before the assumed emissions from the commercial and single-family residential land uses are removed) and total net emissions (after the emissions from the commercial and single-family residential land uses are removed) to the SCAQMD draft target Year 2035 Service Population Threshold of 4.1 MTCO₂e per Service Person



per Year, the service population needed to be calculated. Based on an average household size for Agoura Hills of 2.76 persons per household,⁶⁹ the service population was estimated to be 6,486. The results shown below do not include any construction emissions that would be amortized over 30 years per SCAQMD guidance and added into the operational emissions totals, as no construction emissions were calculated for the GPU due to lack of the necessary details (relating to earthmoving, equipment, construction time frames, and total size of projects, etc.) to perform such calculations. However, because the per capita operational emissions are substantially below the SCAQMD threshold, any additional construction emissions that might be added to the total shown in Table IV.O-6 would not cause this threshold to be exceeded.

**Table IV.O-6
GPU-Related Operational Greenhouse Gas Emissions 2029**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	0.00	547.48	547.48	0.05	0.01	551.44
Energy Usage ²	0.00	4,083.79	4,083.79	0.21	0.06	4,106.48
Mobile Sources ³	0.00	14,756.15	14,756.15	0.98	0.61	14,961.48
Waste ⁴	219.43	0.00	219.43	12.97	0.00	543.64
Water ⁵	48.58	543.76	592.33	5.04	0.12	754.97
Subtotal Emissions	268.01	19,931.18	20,199.19	19.24	0.80	20,918.01
Subtotal MTCO₂e per Service Population Per Year⁶						3.23
Minus Land Uses Being Removed as Part of the Project	-124.49	-8,336.52	-8,336.52	-9.00	-0.36	-8,792.97
Total Net Emissions	143.52	11,594.66	11,862.67	10.24	0.44	12,125.03
Net MTCO₂e per Service Population Per Year⁶						1.87
SCAQMD Year 2035 Service Population Threshold of 4.1 MTCO₂e per Service Person per Year						4.1
Exceeds Threshold?						No
Notes: Source: CalEEMod Version 2020.4.0 for Year 2029.						
¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.						
² Energy usage consist of GHG emissions from electricity and natural gas usage.						
³ Mobile sources consist of GHG emissions from vehicles.						
⁴ Solid waste includes the CO ₂ and CH ₄ emissions created from the solid waste placed in landfills.						
⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.						
⁶ Using a service population of 6,486, based on a population of 2.76 persons per household and 2,350 dwelling units.						

As shown by the results in Table IV.O-6, before the land use designations being removed are subtracted from the subtotal, the subtotal GHG emissions are 20,918.01 MTCO₂e/year, which translates to emissions of 3.23 MTCO₂e/SP/year. Therefore, even before the land use designations to be removed are subtracted, the project's emissions would not exceed the SCAQMD draft target Year 2035 Service Population Threshold of 4.1 MTCO₂e/SP/year. Once those land uses are subtracted, the total net emissions are reduced to 12,125.03 MTCO₂e/year, which translates to emissions of 1.87 MTCO₂e/SP/year, which also would not exceed the SCAQMD draft target Year 2035 Service Population Threshold of 4.1

⁶⁹ Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.



MTCO₂e/SP/year. Therefore, the project's GHG emissions are considered to be less than significant and no mitigation measures are required.

For informational and comparative purposes, the full buildout scenario for year 2035 has also been analyzed below. In this scenario, the GPU (minus the land uses designations being removed as part of the project) are added in with the Existing GP 2010 land uses and calculated for year 2035 to determine a cumulative GHG emissions total. The results are shown in Table IV.O-7 below.

**Table IV.O-7
Cumulative Operational Greenhouse Gas Emissions 2035**

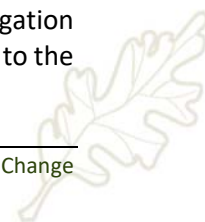
Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	0.00	670.77	670.77	0.06	0.01	675.63
Energy Usage ²	0.00	11,454.66	11,454.66	0.71	0.15	11,516.80
Mobile Sources ³	0.00	52,732.89	52,732.89	3.64	2.22	53,486.70
Waste ⁴	848.53	0.00	848.53	50.15	0.00	2,102.20
Water ⁵	183.39	1,874.01	2,057.40	18.99	0.46	2,670.50
Subtotal Emissions	1,031.92	66,732.33	67,764.26	73.55	2.85	70,451.83
Minus Uses Being Removed as Part of the Project	-124.49	-8,336.52	-8,336.52	-9.00	-0.36	-8,792.97
Total Net Emissions	907.43	58,395.82	59,427.74	64.55	2.49	61,658.86

Notes: Source: CalEEMod Version 2020.4.0 for Year 2035.
¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
² Energy usage consist of GHG emissions from electricity and natural gas usage.
³ Mobile sources consist of GHG emissions from vehicles.
⁴ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
⁶ Using a service population of 6,486, based on a population of 2.76 persons per household and 2,350 dwelling units.

As shown in Table IV.O-7, at full buildout in 2035, the cumulative total net emissions would be 61,658.86 MTCO₂e/year. When compared to the existing 2010 GP No Project Scenario, the cumulative emissions would be reduced by 13,777.01 MTCO₂e/year. The main reasons for the reduction of emissions over the 2010 GP No Project Scenario are because the subtraction of the emissions from the land use designations being removed as part of the GPU and the lower mobile source emissions generated in year 2035 (when compared to year 2010 mobile source emissions).

Other Updates to General Plan Elements

The primary effect of future climate change in the City resulting from increased GHG emissions would be increased risk of wildfire. In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change; and updates to the



Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. Overall, the updates to the Community Safety Element would serve to reduce the City's risks from wildfire. Furthermore, updates to the Safety Element include new Goals S-17, 18, 19, 20, 21 and 22 and associated policies, which promote energy efficiency, water efficiency reducing the urban heat island effect, solid waste generation reduction, VMT reduction and clean energy, respectively. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of GHG emissions. Updates to the Safety Element also include new Policies S-1.8 through S-1.14 which address flooding hazards. These new goals and policies are listed in Section III. Project Description.

Comparison of Significance to the General Plan EIR 2010

Similar to the General Plan EIR 2010 findings, impacts of GHG emissions associated with the GPU would be less than significant.

Mitigation Measures:

None required.

Impact F-2: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

General Plan EIR 2010 Impact Conclusions

The General Plan 2010 EIR determined that implementation of the General Plan 2010 would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Although build out of the General Plan 2010 would increase operational GHG emissions in the City, the General Plan 2010 would incorporate all feasible GHG reduction measures recommended by the CCAT, CAPCOA, and the California Attorney General and impacts associated implementation of the General Plan 2010 would be less than significant.

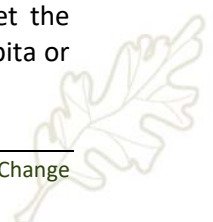
GPU Impact

Housing Sites Development

The City's emission reduction targets for the year 2030 discussed in the CAAP are consistent with the goals identified in AB 32 and the corresponding Scoping Plan, which identifies Statewide GHG reduction targets for 2020 and 2030. It is important to note that 2030 is only a milestone in GHG reduction planning. To be consistent with the state regulations, the City would need to look beyond 2030 and take into consideration EO B-55-18, which calls for achieving statewide carbon neutrality by 2045. The 2030 CAAP target will keep the City on a right trajectory to meet the State of California 2045- emission goals.

As stated above, future phases of the City's CAAP development include CEQA review prior to the City adopting the final CAAP, and then CAAP implementation. As this CAAP has yet to be adopted by the City, the following discusses the consistency of the future development accommodated under the project to the CARB Scoping Plan and SCAG's Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy).

The 2017 CARB Scoping Plan recommends that local governments aim to obtain the community-wide goal to achieve emissions of no more than 6 metric tons CO₂e per capita by 2030 and no more than 2 metric tons CO₂e per capita by 2050. Therefore, in order for a project to be on track to meet the community-wide goal by 2050, the project's GHG emissions need to be 5 metric tons CO₂e per capita or



less. As shown above, in Table IV.O-6, the GPU would generate emissions of 1.87 MTCO₂e/year/SP which would already meet the CARB 2050 goal of 2 metric tons CO₂e per capita. Therefore, as the CAAP is consistent with the goals identified in AB 32 and the 2017 CARB Scoping Plan, then the GPU's consistency with the Scoping Plan's emissions target means the project is also consistent with the emissions goals of the CAAP. Consistency with the goals and policies of the CARB Scoping Plan are also addressed below.

CARB Scoping Plan Consistency

The CARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the state's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

In May 2014, CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. While California continued on its path to meet the 2020 greenhouse gas limit, it also set a clear path toward long-term, deep GHG emission reductions. This 2014 Update highlighted California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

In November 2017, CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. In addition, Chapter 4 provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State's mid and long-term climate goals.

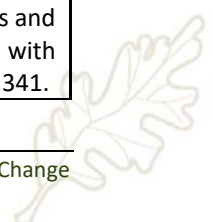
Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and-Trade Program, which constrains and reduces emissions at covered sources.

As the latest 2017 Scoping Plan builds upon previous versions, Project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in **Table IV.O-6**. As shown in **Table IV.O-6**, the future housing development of the GPU is consistent with the applicable strategies of the CARB Scoping Plan and would result in a less than significant impact.



**Table IV.O-8
Consistency with CARB 2008 Scoping Plan Policies and Measures**

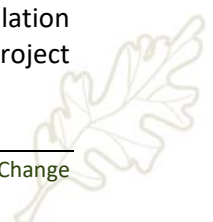
2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU, that are required to comply with the standards, will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The future housing development projects accommodated under the GPU will be required to comply with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU that are required to comply with the standards, will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU, that are required to comply with the standards, will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU, that are required to comply with the standards, will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The future development accommodated in the Housing Element and GPU will be subject to these mandatory standards. Development projects will be required to meet this strategy as part of state compliance.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the future housing development sites of the GPU, that are required to comply with the measures, will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state developed a regulation (LMR) to reduce methane emissions from municipal solid waste landfills. The future housing development as part of the GPU will be required to comply with City programs and regulations related to solid waste, which comply with the 75 percent reduction required in 2020 per AB 341.



Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The future housing development projects of the GPU will be required to comply with all applicable City ordinances (Section 9658.6), CAL Green requirements (20% reduction in indoor water use, water-efficient landscaping etc.) and compliance with the General Plan Goal NR-5, Water Conservation.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites per the GPU, that are required to comply with the standards, will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU , that are required to comply with the standards, will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU that are required to comply with the standards, will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the future housing development sites of the GPU , that are required to comply with the standards, will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The future housing development projects of the GPU will be required to comply with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The future housing development of the GPU will be required to comply with City programs and regulations related to solid waste, which comply, with the 75 percent reduction required by 2020 per AB 341.
<i>Source: CARB Scoping Plan (2008 and 2017)</i>	

Executive Orders S-03-05 and B-30-15

The future housing development that is part of the GPU would be consistent with the State’s Executive Orders S-3-05 and B-30-15, which are orders from the State’s Executive Branch for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The Project



includes elements of smart land use (land uses that promote walking, bicycling and public transport) as it promotes infill housing development near a mix of land uses to address the City's RHNA and accommodate regional population growth projections. Furthermore, the sites identified for future development are served by transportation infrastructure. The project would improve mobility by encouraging development of housing in areas near bus stops for the Kanan Shuttle and LADOT Transit Commuter Express 422 and 423, and Metro 161, providing additional travel choices. The project would allow development of housing on infill sites, which are accessible from public roadways and sidewalks. Development of housing on infill sites served by sidewalks and roadways would improve travel safety for City residents. Additionally, the project would allow for development of urban infill growth to create a more walkable, mixed-use community in the existing urbanized areas of the City near commercial and institutional uses.

Many of the emission reduction strategies recommended by CARB would serve to reduce the Project's emissions level to the extent applicable by law and help lay the foundation "...for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050," as called for in CARB's First Update to the AB 32 Scoping Plan. As such, the project's emissions trajectory is expected to follow a declining trend, consistent with the 2030 and 2050 targets and Executive Order S-3-05 and B-30-15.

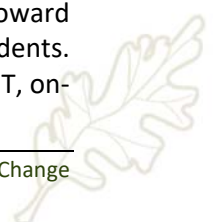
SCAG's RTP/SCS

SCAG's Regional Council approved and fully adopted the Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy) and the addendum to the Connect SoCal Program Environmental Impact Report in September 2020. Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Connect SoCal is supported by a combination of transportation and land use strategies that help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry and utilize resources more efficiently. By integrating the Forecasted Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing greenhouse gases, or GHGs, from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

The proposed Project requires amending the City's General Plan land use designations on several of the proposed Housing Element opportunity sites, which requires revisions to the Land Use Section and Land Use Map of the City's Community Conservation and Development Element, and, ultimately, changes to the City's Zoning Code and Zoning Map once the GPU is adopted. The increased density of residential units accommodated in the GPU is in response to SCAG developing a Regional Housing Needs Allocation (RHNA) for the City of Agoura Hills for the City's 2021-2029 Housing Element planning period. The GPU's consistency with the General Plan is discussed in detail in Section IV. H Land Use and Planning of this SEIR.

The project proposes land use designation changes, which would be followed by corresponding zoning changes that would accommodate the RHNA. These changes would allow for development characterized as urban infill, which would locate development near commercial, school, and institutional uses to assist with creating a walkable, mixed-use community in the existing urbanized City of Agoura Hills. Development on the housing opportunity sites would accommodate a higher proportion of growth in newer, and more energy-efficient housing types, like townhomes and apartments.

Similar to the 2012-2035 RTP/SCS, the Connect SoCal 2020–2045 RTP/SCS goals are directed toward transit, transportation and mobility, and protection of the environment and health of residents. Development on Sites A-T would be required to implement project design features that reduce VMT, on-



site traffic calming and pedestrian network improvements, and provide bike parking and end-of-trip facilities to reduce VMT (e.g., showers for bicyclists). Additionally, development on Sites A-T would be required to implement Transportation Demand Management (TDM) measures if maximum VMT thresholds are exceeded. As discussed more fully in Section IV.M (Transportation), The City of Agoura Hills Transportation Assessment Guidelines provides seven parent strategies (1) Parking, (2) Transit, (3) Communication & Information, (4) Commuting, (5) Shared Mobility, (6) Bicycle Infrastructure, and (7) Neighborhood Enhancement, which would effectively offset passenger VMT. Therefore, implementation of the project would not conflict with 2016-2040 RTP/SCS goals. Please see Section IV. H Land Use and Planning of this SEIR for further details.

As the GPU would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, impacts would be less than significant.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Infrastructure and Community Services Element include updates to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. Updates to the Safety Element include new Goals S-17, 18, 19, 20, 21 and 22 and associated policies, which promote energy efficiency, water efficiency reducing the urban heat island effect, solid waste generation reduction, VMT reduction and clean energy, respectively. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of GHG emissions. Updates to the Safety Element also include new Policies S-1.8 through S-1.14 which address flooding hazards. Updates to the Natural Resources Element include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials. The Element updates would assure that the City's General Plan would remain consistent with adopted state, regional and local plans adopted for the purpose of reducing the emissions of greenhouse gases. The goals and policies, therefore, would not result in adverse impacts to GHGs and impacts would be less than significant.

Comparison of Significance to the General Plan 2010 EIR

Similar to the findings of the General Plan EIR 2010, the GPU would be consistent with plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant.

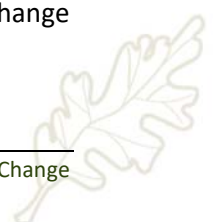
Mitigation Measures:

None required.

4. CUMULATIVE IMPACTS

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 determined that cumulative impacts pertaining to climate change would be less than significant. Therefore, the General Plan 2010 would not contribute to adverse climate change



impacts, impacts would not be cumulatively considerable, and the proposed project would have no cumulative impact.

GPU Impact

Housing Sites Development

A cumulatively considerable impact would occur where the impact of the project, in addition to the related projects, would be significant. However, in the case of global climate change, the proximity of the project to other GHG emission generating activities is not directly relevant to the determination of a cumulative impact because climate change is a global condition. According to CAPCOA, "GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective."⁷⁰ As noted above, the analysis of the project's impact is a cumulative analysis and no further discussion is required.

Other Updates to General Plan Elements

In addition to the text updates and updates to the Land Use Map to accommodate residential development on the housing opportunity sites, the Community Conservation and Development Element is also being amended to reflect the City's new Sphere of Influence (SOI), which includes additional areas beyond the City limits. Updates to the Infrastructure and Community Services Element include revisions to the Mobility section to reflect current conditions and a policy related to the City's VMT thresholds; updates to the Community Safety Element include technical amendments related to limiting risk from wildfire and incorporating policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change. Updates to the Safety Element also include new goals and associated policies to promote energy efficiency, water efficiency reducing the urban heat island effect, solid waste generation reduction, VMT reduction and clean energy, respectively. These goals and policies would work to improve efficiency and promote alternate energy sources, thereby promoting reduced generation of emissions, consistent with state, regional and local plans adopted for the purpose of reducing the emissions of greenhouse gases.

As detailed in the analysis of GPU impacts above, these policies do not propose any development that would result in impacts related to climate change. Accordingly, updates to the General Plan elements would not contribute to a cumulative impact.

Comparison of Significance to the General Plan EIR 2010

Based on the above, similar to the General Plan EIR 2010 findings, implementation of the GPU would result in less than significant cumulative impacts related to climate change.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Similar to the findings of the General Plan EIR 2010, all impacts of the GPU related to climate change would be less-than significant. No mitigation measures are necessary.

⁷⁰ *California Air Pollution Control Officers Association, CEQA & Climate change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, 2008.*



V. OTHER CEQA CONSIDERATIONS

1. INTRODUCTION

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the SEIR must also identify (1) significant environmental effects that cannot be avoided if the proposed project is implemented; (2) significant irreversible environmental change that would result from implementation of the proposed project; and (3) growth-inducing impacts of the proposed project. As this is a Subsequent EIR, this analysis relies on the analysis in the General Plan EIR 2010 and discusses whether the project would result in impacts greater or different than described there.

2. GROWTH-INDUCING IMPACTS

Section 15126.2(e) of the CEQA Guidelines requires a discussion of the ways in which a project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 12126.2(e) of the CEQA Guidelines states:

Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

A. Removal of Obstacles to Growth

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the Agoura Hills General Plan 2010 encouraged the reuse and intensification of previously developed areas of the City rather than the extension of urban development into undeveloped areas of the City. Development under the General Plan 2010 was programmed for areas of the City that were developed and served by an extensive network of electricity, water, sewer, storm drain, roadways, and other infrastructure sized to accommodate or allow for existing and planned growth and only minor connections would be needed to accommodate new development. As no new major roads or highways were proposed to provide new access to the City by the General Plan 2010, the General Plan EIR 2010 found that the General Plan 2010 would not be removing an impediment to growth and would not facilitate development in any undeveloped areas where development could not already occur under the current General Plan or existing Specific Plans. Instead, the General Plan 2010 focused on infill development and increasing density on existing uses within identified Subareas. Therefore, the General

Plan 2010 was determined to not result in the removal of obstacles to growth that would result in growth-inducing development.

GPU Impact

The proposed Housing Element and other associated Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Element updates would accommodate additional dwelling units in the City as part of the housing opportunity sites. New development would consist of infill development in areas previously designated and zoned in the City for development of various land uses, and would not occur on any areas designated or zoned as open space. Additionally, this development would occur in areas within the incorporated City and in areas already served or easily served with an infrastructure system, including roadways, storm drains, water pipes, solid waste collection systems, and energy/communication lines. Therefore, similar to the General Plan EIR 2010 findings, the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not result in the removal of obstacles to growth that would result in growth-inducing development.

B. Population Growth

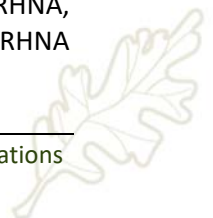
General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the Agoura Hills General Plan 2010 would result in an increase of population that was in excess of SCAG planning projections. However, the projected increases in population would occur due to the focus on infill development within the General Plan and previously approved Specific Plans. While the General Plan Update proposes additional population beyond SCAG 2035 forecasts, SCAG updates its projections on a regular basis to account for actions, such as a General Plan Update in its member jurisdictions. Therefore, the General Plan Update is accommodating for continued growth expected in the region, and is not necessarily inducing growth. Additionally, the General Plan EIR 2010 found that the potential growth consists of infill development and intensification of existing uses within the City, and would not result in the urbanization of land in a remote location. The General Plan includes housing opportunity sites that are also infill sites and allotted for development of a variety of land uses at present. Development of the housing sites with the City would occur in areas already served or easily served with an infrastructure system, including roadways, storm drains, water pipes, solid waste collection systems, and energy/communication lines.

GPU Impact

California's Housing Element law requires that each city and county develop local housing programs and designate areas for housing to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. The proposed Housing Element and associated land use changes would provide the minimum number of housing units to provide "adequate sites" to achieve California Department of Housing and Community Development Department (HCD) approval of the Housing Element and to allow for the development of enough units to meet the City's RHNA across all income categories.

The increases in population and housing that could occur as a result of the project would be considered substantial. However, the substantial growth in population is a direct result of meeting the SCAG RHNA, which reflects the statewide and MPO-wide plan to meet the housing demand. The proposed RHNA



estimated numbers result in more units overall in the City because of the City's desire to not congregate affordable units in one project or one area of the City. The City would distribute affordable units throughout the City in an attempt to Affirmatively Further Fair Housing. As a result, more overall units are proposed in the City beyond just the RHNA numbers, because the affordable units would be a percent of the overall otherwise market rate units in each project.

Furthermore, the project does not propose any development. Future housing development facilitated by the project would occur as market conditions incent development at the discretion of the individual property owners. This future development would either require discretionary approval and therefore be subject to additional City environmental review or, for projects that are "by right" and not subject to additional environmental review, subject to review for consistency with the City's General Plan or applicable Specific Plan, Zoning Code, and appropriate objective design and development standards. Therefore, the project would not directly induce population growth in the City. Therefore, similar to the General Plan EIR 2010 findings, any population growth resulting from the Housing Element and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not be growth inducing or set new precedent for growth, but rather would adequately plan for expected growth.

C. Employment Growth

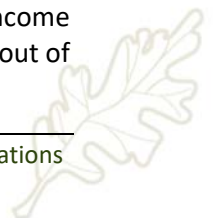
General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the General Plan 2010 would generate some short-term employment opportunities during construction activities of any future development, but that given the ample supply of construction workers in the regional work force of Southern California, and the labor pool from which workers would be drawn, the proposed project would not be considered growth inducing from a short-term employment perspective. The General Plan EIR 2010 found that implementation of the General Plan would also result in permanent employment opportunities at business developments created by development anticipated under the General Plan 2010. These potential full-time and part-time positions were anticipated to be filled by the local labor force. The jobs associated with the new land use zones in the Subareas were also estimated to be the types that attract new residents to the area. However, Agoura Hills is a primarily residential community, and has an existing employment base from which to pull employees. The General Plan EIR 2010 found that the economic expansion that would occur in association with these future developments was accounted for in the General Plan 2010 and anticipated by the City, and was not considered growth inducing.

GPU Impact

The proposed GPU identifies additional growth that is to be predominately residential. However, due to the location of some housing opportunity sites in commercial and shopping center areas, the GPU has the potential to include mixed-uses. For housing opportunity sites on mixed-use commercial-residential allocated properties, the development of commercial uses has already been accounted for since the sites are currently designated with such land uses and zoning.

In summary, the proposed Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements plan for additional residential uses in the City. Although no new employment generating uses are proposed as part of the GPU, new housing units could generate increased demand for commercial services, which could increase demand for employees. As discussed in the Housing Element, lower income housing units are needed in the City, in part, because many service industry employees come from out



the area due to lack of affordable housing in the City. Therefore, while some new employment could be required to serve the increase in residents in the City at established business, the provision of lower income housing units would help to provide housing for any incremental increase in employees needed to serve new residents in the City. Therefore, similar to the General Plan EIR 2010 findings, impacts from employment growth would be less than significant.

D. Precedent Setting Actions

The General Plan EIR 2010 found that anticipated growth under the Agoura Hills General Plan 2010 would consist of primarily infill development and intensification of existing uses within the City, as well as implementation of previously approved Specific Plan areas, and would not result in the urbanization of land in a remote location. New development in the City would serve to accommodate the growth anticipated in the Southern California region, as captured by SCAG projections in previous and future updates of its RTPs.

GPU Impact

As described in Section J. Population and Housing, the increases in population and housing that could occur from the project would be considered substantial. However, this growth in population is a direct result of the City's requirement to meet the SCAG RHNA, which reflects the statewide and MPO-wide plan to meet the housing demand. The proposed RHNA estimated numbers result in more units overall in the City because of the City's desire to not segregate affordable units in one project or one area of the City. The City would distribute affordable units in the proposed opportunity sites in an attempt to Affirmatively Further Fair Housing. As a result, more overall units are proposed in the City beyond just the RHNA numbers, because the affordable units would be a percent of the overall otherwise market rate units in each project. Therefore, the increase in population would not be precedent setting.

Furthermore, future housing development facilitated by the project would occur as market conditions allow and at the discretion of the individual property owners. The proposed GPU would allow for the potential construction of housing units on infill sites to address the lack of affordable housing for lower income households in the region (as identified in the RHNA). The proposed GPU would satisfy the SCAG RHNA requirement and would not induce unplanned growth.

The City already includes a variety of residential construction and construction of new residential units continues separate from the GPU; therefore, construction of this housing allowed with the GPU, and subsequent population increase, would not be precedent setting. The GPU does not propose development in areas outside the City or in remote locations and would reduce the potential for uncontrolled growth by planning for these uses in appropriate locations. The project sites are generally adjacent to or surrounded by existing and proposed residential and commercial development and near to existing major roadways such that new major access does not need to be provided, and public services (i.e., electricity, sanitary sewers, water service, natural gas, police protection, and fire protection) would be available and would require no major expansions or extensions. Similar to the General Plan EIR 2010 findings, the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would accommodate future growth by planning for that growth appropriately. Therefore, by accommodating growth that is already projected by SCAG, the General Plan Update would not be growth inducing or precedent-setting.



3. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(d) of the CEQA Guidelines states that significant irreversible environmental changes associated with a proposed project shall be discussed, including the following:

- *Uses of nonrenewable resources during the initial and continued phases of the project that may be irreversible because a large commitment of such resources makes removal or nonuse thereafter unlikely;*
- *Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses; and*
- *Irreversible damage that could result from environmental accidents associated with the project.*

General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that implementation of the General Plan 2010 would cause the following significant irreversible changes:

- Commitment of energy and water resources as a result of the construction, operation and maintenance of development allowed under the General Plan 2010.
- Decrease in ambient air quality and increase in noise.

GPU Impact

The commitment of resources, including the consumption of petroleum products, construction materials, electricity and natural gas to build on the project sites would be a long-term obligation as once these resources are used, they cannot be easily regenerated. Additionally, once the project sites are developed, they are likely to remain developed in the future with some kind of use; therefore, it is unlikely the land would be returned to its original condition once it has been developed.

Similar to the General Plan EIR 2010 findings, the proposed project would require the commitment of nonrenewable energy and/or slowly renewable energy resources (diesel fuel, gasoline), natural gas, electricity, and water both in construction and operation. Additionally, similar to the General Plan EIR 2010 findings, the project would result in air quality and noise impacts during construction activities.

As the housing opportunity sites are identified as part of the GPU so that the City can meet its RHNA obligation for the 6th Cycle Housing Element, similar to the General Plan 2010, the project would generally commit future generations to these land uses and resulting environmental changes.

4. SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL EFFECTS

Section 15126.2(c) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided. Specifically, Section 15126.2(c) states:

Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.



General Plan EIR 2010 Impact Conclusions

The General Plan EIR 2010 found that the project would result in significant unavoidable environmental impacts with respect to Air Quality (construction and operation); Cultural Resources (historic resources); Noise (construction and operation); and Transportation and Traffic (trip generation and volumes).

GPU Impact

Similar to the General Plan EIR 2010 findings, the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements as part of the GPU would result in significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction) and Noise (construction noise, construction vibration and noise levels exceeding City standards).

The Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not result in significant and unavoidable impacts to Transportation and Traffic as measures required to be incorporated into each future project would reduce impacts to less than significant or Cultural Resources as future projects would be required to comply with regulatory measures.

5. EFFECTS NOT FOUND TO BE SIGNIFICANT

The following impacts were found not to be significant and were therefore not further analyzed in the General Plan EIR 2010.

A. Agricultural Resources

The General Plan EIR 2010 found that potential impacts to Agriculture Resources were determined not to be significant, as there is no land designated for agricultural purpose within the City and there are no agricultural uses within the City. As such, no farmland would be at risk for conversion and no conflicts would exist with any Williamson Act contracts due to implementation of the General Plan 2010. Therefore, impacts to Agricultural Resources were not further analyzed in the General Plan EIR 2010. Similarly, because there are no such resources in the City, Agricultural Resources were not further assessed in this GPU SEIR.

B. Mineral Resources

The General Plan EIR 2010 found that potential impacts to Mineral Resources were determined not to be significant as there is no land designated for the collection of mineral resources within the City limits. No known valuable mineral resources or recovery sites exist within the City, and, therefore, none would be lost with implementation of the General Plan 2010. The Liberty Canyon area is the only location within Agoura Hills where mining activities have been documented. For a brief period, sand was extracted from this area and was used for general filling purposes at local construction sites. Therefore, impacts to Mineral Resources were not further analyzed in the General Plan EIR 2010. Likewise, Mineral Resources were not further analyzed in this GPU SEIR.



VI. ALTERNATIVES TO THE PROPOSED PROJECT

1. INTRODUCTION

CEQA requires that EIRs include the identification and evaluation of a reasonable range of alternatives that are designed to reduce the significant environmental impacts of the Project while still meeting the general Project objectives. The *State CEQA Guidelines* also set forth the intent and extent of alternatives analysis to be provided in an EIR. Those considerations are discussed below.

A. Alternatives to the Project

Section 15126.6(a) of the *State CEQA Guidelines* states the following:

An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparable merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

B. Purpose

Section 15126.6(b) of the *State CEQA Guidelines* states the following:

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment, the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly.

C. Selection of a Reasonable Range of Alternatives

Section 15126.6(c) of the *State CEQA Guidelines* states the following:

The range of potential alternatives to the project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

D. Level of Detail

The *State CEQA Guidelines* do not require the same level of detail in the alternative analysis as in the analysis of the Project. Section 15126.6(d) of the *State CEQA Guidelines* reads:



The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.

E. Assumptions and Methodology

The purpose of the alternatives analysis is to consider changes in the project that have the potential to reduce environmental impacts. For example, a Project may have the potential to generate impacts, but considerations in Project design may afford the opportunity to avoid or reduce such impacts. The alternatives analysis is presented as a comparative analysis to the Project, and assumes that all applicable General Plan goals, policies and implementation measures, regulatory requirements and mitigation measures applicable to the project would apply to each alternative. Each alternative is considered in light of the project objectives to determine whether the alternative would feasibly attain most of the basic project objectives, and whether it would avoid or substantially lessen any of the significant impacts of the Project. Impacts associated with the alternatives are compared to Project impacts and are classified as greater, less, or essentially similar to (or comparable to) the level of impacts associated with the project. Environmental issues that were analyzed in the Initial Study and found to have no substantial evidence that the Project could cause significant environmental effects are not included in the analysis of alternatives.

F. Project Objectives

As discussed in **Section II, Project Description**, of this SEIR, the Project is the adoption of the General Plan Update of the City of Agoura Hills, which includes the 2021-2029 Housing Element, and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements. As set forth in **Section II, Project Description**, the project's basic objectives are below:

- Update the Housing Element to accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation by identifying housing opportunity sites that meet all statutory requirements and follow state guidelines.
- Prepare a Housing Element Update that ensures adequate site capacity that creates a buffer above the City's RHNA allocation to minimize the need to up-zone property on an ad-hoc basis and helps avoid violations of the state's no net low provision for housing (Government Code Section 65863).
- Prepare a Housing Element Update that promotes the development of new housing for all income levels in a manner that minimizes impacts to the City's small town ambience, maintains the character of existing residential neighborhoods, and ensures development is in harmony with surrounding land uses.
- Update other Elements of the General Plan to meet state legal requirements and align with the Housing Element Update.
- Prepare a Housing Element Update and other General Plan Elements that continue to support Agoura Hills as a safe and vibrant place to work, live, play and visit by providing city services



matching the community's needs, promoting community engagement, and promoting economic viability and thriving town centers, consistent with the needs of the community.

- Prepare a Housing Element Update and update other General Plan Elements that protect the environment through responsible stewardship of the City's open spaces and hillsides, and other natural resources, and promote environmental sustainability.

2. ALTERNATIVES CONSIDERED AND REJECTED AS INFEASIBLE

A. General Plan EIR 2010 Alternatives

The General Plan EIR 2010 evaluated three alternatives to the General Plan 2010 project:

- No Build (Zero Growth Under Existing General Plan) – assumed no future development would occur in the City under the then-existing (1993) General Plan and the General Plan 2010 would not occur. Therefore, all potential environmental impacts would be the same as existing conditions.
- No Project/Existing General Plan Buildout – assumed that all future development in the City would occur according to the 1993 General Plan and the General Plan 2010 would not take place. This alternative served as the No Project alternative in the General Plan EIR 2010 as it represented the scenario where no legislative action would take place.
- Reduced Density – designed to reduce traffic impacts, this alternative reduced development in four traffic analysis zones by 25 percent.

B. Alternatives to the Project

The General Plan EIR 2010 found that the project would result in significant unavoidable environmental impacts with respect to Air Quality (construction and operation); Cultural Resources; Noise (construction and operation); Population, Housing, and Employment; Transportation and Traffic; and Utilities (Solid Waste).

Similar to the General Plan EIR 2010 findings, the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements as part of the GPU would result in significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards).

The Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not result in significant and unavoidable impacts to Transportation and Traffic, as mitigation measures incorporated into each future development project would reduce impacts to less than significant or Cultural Resources, as future development projects would be required to comply with regulatory requirements.

The analysis below has been included for information purposes in order to promote full disclosure of potential reductions in the environmental impacts of the GPU that could potentially be achieved.

C. Alternatives Considered and Rejected

As set forth in *State CEQA Guidelines* Section 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection.



According to *State CEQA Guidelines* Section 15126.6(c), among the factors that may be used to eliminate an alternative from detailed consideration are the alternative's failure to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts.

The initial consideration of alternatives to the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements involved revisiting the alternatives set forth in the General Plan EIR 2010, as they would apply to the current project.

1. No Build (Zero Growth Under Existing General Plan)

Under this alternative, the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not be adopted and no future development would occur in the City. All potential environmental impacts associated with this alternative would be the same as existing conditions.

While this alternative would eliminate all of the environmental impacts associated with the GPU, it would not achieve any of the project objectives, most notably, to update the Housing Element to accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. Failure to adopt a Housing Element that includes the 6th Cycle RHNA allocation would be inconsistent with state law. Therefore, this alternative was considered and determined to be infeasible.

2. No Project/Existing General Plan Buildout

Under this alternative, the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements would not be adopted. Future development in the City would occur in accordance with the adopted General Plan 2010.

This alternative would result in less residential development in the City compared to the Project and would correspondingly reduce the significant and unavoidable impacts of the Project related to Air Quality (construction only), Cultural Resources, Noise (construction only), Population and Housing, and Utilities. The significant and unavoidable impacts identified in the General Plan EIR 2010, and noted above, would still be expected, since this alternative assumes development would occur in accordance with the 2010 General Plan. Because this alternative would not include the housing opportunity sites needed to fulfill the City's 6th RHNA allocation, it would not meet the project objectives. Failure to adopt a Housing Element that includes the 6th Cycle RHNA allocation would be inconsistent with state law. Therefore, this alternative was considered and determined to be infeasible.

3. Reduced Density

Under this alternative, development of the housing opportunity sites would be reduced by 25 percent. Under the most current provisions of CEQA and the CEQA Guidelines, transportation impacts are assessed using the Vehicles Miles Travelled (VMT) metric, rather than Level of Service (LOS), which was used in the General Plan EIR 2010. Accordingly, to apply this framework to the Housing Element and updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements, traffic would need to be reduced throughout the entire City, rather than certain traffic analysis zones (TAZs).



This alternative would result in less residential development in the City compared to the Project and would correspondingly reduce the significant and unavoidable impacts of the Project related to significant unavoidable impacts to Air Quality (regional construction, regional operational, localized construction), and Noise (construction and community compatibility). It would also reduce the less than significant after mitigation Transportation impact of the Project. However, because this alternative would not provide for the necessary level of development on the housing opportunity sites to fully meet the City's 6th RHNA allocation, it would not meet the project objectives. Failure to adopt a Housing Element that includes the 6th Cycle RHNA allocation would be inconsistent with state law. Therefore, this alternative was considered and determined to be infeasible.

4. Alternative Sites

One additional alternative that was considered would involve the identification of different housing opportunity sites to replace the specific sites identified in the Housing Element. This alternative would permit the same level of residential development in the City as the Project and would result in similar significant and unavoidable impacts as the Project related to Air Quality (regional construction, regional operational, localized construction), and Noise (construction and community compatibility). Air Quality (construction only), Cultural Resources, Noise (construction only), Population and Housing, and Utilities. Moreover, the Housing Element is designed to fulfill the City's share of regional housing needs using a combination of the following:

- Vacant single-family sites with zoning in place
- Provision of accessory dwelling units
- Designation of opportunity sites with an Affordable Housing Overlay.

The designation of opportunity sites was undertaken using criteria that would maintain the character of existing residential neighborhoods and ensure that development is in harmony with surrounding land uses. Exchange of opportunity sites that could occur under this alternative could result in the identification of sites in inappropriate locations that could result in impacts that negatively affect neighborhood cohesiveness and would therefore be inconsistent with the project objectives. In addition, as noted above, this alternative would not reduce the significant and unavoidable impacts of the Project. Therefore, this alternative was considered and determined to be infeasible.

3. SUMMARY OF ALTERNATIVES SELECTED AND ALTERNATIVES ANALYSIS

The alternatives analyzed for the Project include the following:

- Alternative A: No Project
- Alternative B: Reduce Number of Opportunity Sites
- Alternative C: Variable Density

These alternatives were included for analysis of their potential to avoid or substantially lessen the Project's significant impacts.

A. No Project

Because CEQA requires consideration of a No Project alternative, the No Project/Existing General Plan Buildout alternative from the 2010 General Plan EIR was identified as the No Project alternative for this



Project. However, as noted above, while this alternative would reduce the significant and unavoidable impacts of the Project related to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards), the alternative would not include the housing opportunity sites needed to fulfill the City's 6th RHNA allocation. Therefore, this alternative would be inconsistent with the project objectives.

B. Reduce Opportunity Sites

Under this alternative, the number of housing opportunity sites would be reduced and the density on the remaining sites would be increased to accommodate the same level of residential growth needed to fulfill the City's 6th RHNA allocation. Instead of potentially accommodating 25 units per acre on the opportunity sites through application of the Affordable Housing Overlay (AHO), the allowable density would need to be increased to approximately 30 units per acre or more on the remaining sites. Because the overall number of residential units that would be accommodated under the Housing Element would remain the same as the Project, the alternative would have similar significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards) as the Project. However, because of the increased density of development on certain opportunity sites, the alternative would have potentially higher impacts to Aesthetics, Hazards (i.e., Wildfire), Land Use and Planning (i.e., effects on neighborhoods) and Public Services (i.e., greater concentrations of development could require greater police and fire services) impacts than the Project at the locations of the remaining sites, although the impacts would still likely be less than significant. While this alternative would achieve the project objective of fulfilling the City's 6th RHNA allocation, it would potentially not achieve the project objectives of minimizing impacts to the City's small town ambience, maintaining the character of existing residential neighborhoods, ensuring development is in harmony with surrounding land uses, and protecting the environment through responsible stewardship of the City's open spaces and hillsides, and other natural resources to a lesser degree than the Project.

C. Variable Density

Under this alternative, the number and location of housing opportunity sites would remain the same as the Project, but the allowable density would vary among the sites. Under this alternative, allowable density would range from approximately 20 units per acre to 35 units or more per acre with application of the AHO. Because the overall number of residential units that would be accommodated under the Housing Element would remain the same as the Project, the alternative would have similar significant unavoidable impacts to Air Quality (AQMP consistency, regional construction, regional operational, localized construction), and Noise (construction noise, construction vibration and noise levels exceeding City standards) as the project. However, because of the increased density of development on certain opportunity sites, the alternative would have potentially higher less than significant Aesthetic, Hazards (i.e., Wildfire), Land Use and Planning (i.e., effects on neighborhoods) and Public Services impacts than the Project on sites where the allowable density is increased compared to the Project. While this alternative would achieve the project objective of fulfilling the City's 6th RHNA allocation, it would potentially not achieve the project objectives of minimizing impacts to the City's small town ambience, maintaining the character of existing residential neighborhoods, ensuring development is in harmony with surrounding land uses, and protecting the environment through responsible stewardship of the City's open spaces and hillsides, and other natural resources to a lesser degree than the Project. This alternative would, however, potentially permit the application of higher density limits to less sensitive areas and



could correspondingly achieve the project objective of protecting environmental resource areas to a greater degree than Alternative B.

4. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of a proposed project and its alternatives, Section 15126.6 of the *State CEQA Guidelines* requires that an environmentally superior alternative be identified and the reasons for such a selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the least amount of adverse impacts. In this case, the No Project Alternative (Alternative A) would result in fewer impacts on the existing environment. However, Alternative A would meet none of the objectives of the Project.

However, Section 15126.6(e)(2) of the *State CEQA Guidelines* states that if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Based on the above analysis, Alternative C, Variable Density, would be the environmentally superior alternative. In some environmental areas, Alternative C could result in lower impacts than the Project in certain locations due to reduction of development density in those locations. However, Alternative C could potentially increase impacts compared to the Project on sites where density is increased and would therefore meet the project objectives to a lesser degree than the Project.



VII. PREPARERS OF THE EIR

A. Lead Agency

City of Agoura Hills

Planning Division
30001 Ladyface Court
Agoura Hills, CA 93101

Allison Cook, Assistant Planning Director
Denice Thomas, AICP, Community Development Director

B. Housing Element Preparation

Karen Warner Associates

882 N. Holliston Avenue
Pasadena CA 91104

Karen Warner, Principal

C. EIR Preparation

EcoTierra Consulting

633 W. 5th Street, 26th Floor
Los Angeles, CA 90071

Craig Fajnor, Principal
Katrina Hardt-Holoch, Project Manager
Jennifer Johnson, Project Manager
Marisa Wyse, Environmental Planner
Katie Wilson, Technical Specialist

D. Subconsultants

Kimley-Horn and Associates, Inc.

660 S. Figueroa Street, Suite 2050
Los Angeles, CA 90017

Laura Forinash, P.E., T.E.
Mehul Champaneri

Kleinfelder

145 South Gray Street, Suite 201
Orcutt, CA 93455

Jennifer D. Vicich, Central Coast Group Manager
Rachael Nixon, M.A., RPA, Senior Archaeologist
Gregorio Pacheco, B.A., Archaeologist



This page left intentionally blank



VIII. REFERENCES

Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment (VMT Analysis) prepared by Kimley-Horn and Associates, Inc., December 2021.

American Disabilities Act (Title 42 of the United States Code).

American Planning Association, The Importance of Ensuring Adequate Child Care in Planning Practice, 2011.

Association of Environment Professionals, Alternative Approaches to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents, Final, June 29, 2007.

Berglund et al, 1999. Guidelines for community noise. World Health Organization. <https://apps.who.int/iris/handle/10665/66217>.

Biological Resources Desktop Review for the City of Agoura Hills EIR Update, prepared by Kleinfelder, December 27, 2021.

Building Standards Commission, CALGreen, www.dgs.ca.gov/BSC/Codes.

CalEEMod Version 2020.4.0 for Year 2010.

CalEEMod Version 2020.4.0 for Year 2029.

CalEEMod Version 2020.4.0 for Year 2035.

California Air Pollution Control Officers Association, CEQA and Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, 2008.

California Air Pollution Control Officers Association Guidance, 2010.

California Air Resources Board

2014 Update, May 2014

California's Advanced Clean Cars Program, About Website, accessed: August 11, 2020.

"CARB amends Low Carbon Fuel Standard for wider impact," September 27, 2018.

Climate Change Scoping Plan: A Framework for Change, December 2008.

"Comparison of Greenhouse Gas Reductions for all Fifty United States under CAFE Standards and ARB Regulations Adopted Pursuant to AB 1493," January 23, 2008.

EMFAC2021 on-road vehicle emissions factor model, EMFAC2021 (Modeling input: Los Angeles County; Fleet Aggregate; Annual; 2021).

Findings of the Scientific Review Panel on the Report on Diesel Exhaust, April 22, 1998.

Frequently Asked Questions about Executive Order B-30-15, 2030 Carbon Target and Adaption FAQs, April 29, 2015.

News Release: CARB finds vehicle standards are achievable and cost-effective, March 24, 2017.

Pavley, Assembly Bill 1493, California's Greenhouse Gas Vehicle Emission Standards Under Assembly Bill 1493 Website.

Resolution 11-27.

SB 375 Regional Greenhouse Gas Emissions Reduction Targets.

Scoping Plan (2008 and 2017)

Supplement to the AB 32 Scoping Plan FED, Table 1.2-2.

California Appliance Efficiency Regulations (Title 20, Sections 1601 through 1608).

California Assembly Bill 32

California Assembly Bill 52

California Assembly Bill 100

California Assembly Bill 197

California Assembly Bill 341

California Assembly Bill 747

California Assembly Bill 939

California Assembly Bill 1327

California Assembly Bill 1358

California Assembly Bill 1383

California Assembly Bill 1397

California Assembly Bill 1493

California Assembly Bill 1807

California Assembly Bill 1826

California Assembly Bill 2588

California Building Energy Efficiency Standards (Title 24, Part 6).

California Building Standards Commission, 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, Chapter 4 – Residential Mandatory Measures, effective: January 1, 2020.

California Code of Regulations:

- *Title 14, Division 6, Chapter 3, Sections 15000 – 15387*
- *Title 17, Division 3*
- *Title 20*
- *Title 22*



- Title 24, Part 11
- Title 24, Part 2

California Constitution Article XIII, Section 35

California Department of Conservation, California Geological Survey

Earthquake Zones of Required Investigation, EQZapp Interactive map, available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

The Revised 2002 California Probabilistic Seismic Hazard Maps, June 2003, Appendix A: 2002 California Fault Parameters, A Faults and B Faults.

California Department of Tax and Fee Administration, Fuel Taxes Statistics & Reports, 10 Year Gas Report, www.cdtfa.ca.gov/taxes-and-fees/spftrpts.htm.

California Department of Transportation, Technical Noise Supplement, 2009.

California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

California Department of Water Resources

California's Critically Overdrafted Groundwater Basins Map, January 2020, available at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Basin-Prioritization/Files/CODBasins_websitemapPAO_a_20y.pdf.

California's Groundwater, Bulletin 118, Russell Valley Groundwater Basin, last updated February 27, 2004.

California Water Plan, <https://water.ca.gov/Programs/California-Water-Plan>.

Groundwater Basin Boundary Assessment Tool, available at: <https://gis.water.ca.gov/app/bbat/>.

News Release, <https://water.ca.gov/News/News-Releases/2019/July-19/Final-Water-Plan-Update-2018>.

SGMA Groundwater Management. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>.

California Education Code Section 17620(a)(1), available at: https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC§ionNum=17620.

California Government Code Section 65996, available at: <https://codes.findlaw.com/ca/government-code/gov-sect-65996.html>.

California Emergency Management Agency, Mutual Aid Plan, <https://www.caloes.ca.gov/PlanningPreparednessSite/Documents/CAMasterMutualAid.pdf>.

California Endangered Species Act

California Energy Commission



2010-2020 CEC-A15 Results and Analysis, “Retail Gasoline Sales by County” and “Retail Diesel Sales by County,” Year 2019, available at: <https://www.energy.ca.gov/media/3874>.

2018 Integrated Energy Policy Report Updated, Volume II, February 2019.

2019 Building Energy Efficiency Standards.

2019 Integrated Energy Policy Report, February 2020, available at: <https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2019-integrated-energy-policy-report>.

2020-2023 Investment Plan Update for the Clean Transportation Program, November 2020.

Consultant Report, 2019 California Residential Appliance Saturation Study (RASS), July 2021.

Energy Almanac, Total Electric Generation, 2020, available at: <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2020-total-system-electric-generation>.

News Release: Energy Commission Adopts Standards Requiring Solar Systems for New Homes, First in Nation, May 9, 2018.

Table: A15 Report Responses vs. California Department of Tax and Fee Administration (CDTFA), “CDTFA Gasoline Taxable” and “CDTFA Taxable Diesel Sales” Columns, Year 2020, available at: <https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-retail-fuel-outlet-annual-reporting>.

Utility Energy Supply plans from 2015, available at: https://www.energy.ca.gov/almanac/electricity_data/supply_forms.html.

California Environmental Protection Agency

Climate Action Team Report to Governor Schwarzenegger and the Legislature, March 2006.

California Environmental Quality Act

California Executive Order B-30-15

California Executive Order B-55-18

California Executive Order S-1-07

California Executive Order S-3-05

California Fish and Game Code, Section 1600.

California Gas and Electric Utilities, 2020 California Gas Report.

California Government Code Title 7, Division 2, Chapter 4, Article 3, Section 66477 (The Quimby Act).

California Governor’s Office of Planning and Research, General Plan 2017 Guidelines.

California Governor’s Office of Planning and Research, Technical Advisory: CEQA and Climate Change: Addressing Climate Change through CEQA Review, June 19, 2008.

California Health and Safety Code Section 7050.5



California Integrated Waste Management Board. Jurisdiction Profile for City of Agoura Hills. <https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports>.

California Penal Code

California Public Resources Code Sections 21080.3.1 – 21080.3.3

California Public Resources Code Sections 5097.94 and 5097.98

California Public Resources Code Section 41821

California Public Resources Code Section 65300

California Public Resources Code Section 65583

California Public Resources Code Section 65996

California Public Utilities Commission, 2018 Power Content Label, Los Angeles Department of Water and Power, July 2019.

California Relocation Assistance Act (Government Code §7260 et seq)

California Safe Drinking Water Act, Health and Safety Code, Division 104, Part 12, Chapter 4, Section 116270 et seq

California Senate Bill 7

California Senate Bill 18

California Senate Bill 32

California Senate Bill 50

California Senate Bill 97

California Senate Bill 99

California Senate Bill 100

California Senate Bill 104

California Senate Bill 166

California Senate Bill 221

California Senate Bill 330

California Senate Bill 350

California Senate Bill 375

California Senate Bill 379

California Senate Bill 610

California Senate Bill 656



California Senate Bill 743

California Senate Bill 1035

California Senate Bill 1327

California Senate Bill 1368

California Senate Bill 1241

California Senate Bill X7-7

California State Water Resources Control Board

Construction Stormwater Program, October 30, 2019, available at:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.

GeoTracker, Agoura Hills, California, available at:
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=agoura+hills%2C+ca.>

Porter-Cologne Water Quality Control Act, 2018.

State Board Resolution No. 68-16, 1968.

California Urban Water Management Planning Act (Water Code, Section 10610, et seq.)

California Vehicle Code (Section 21806)

CalRecycle, Mandatory Commercial Organics Recycling (MORe),
www.calrecycle.ca.gov/recycle/commercial/organics/.

CalRecycle, Residential Sector Generation Rates,
<https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>.

CalRecycle, Senate Bill 1374 (2002), August 24, 2018,
<https://www2.calrecycle.ca.gov/Docs/CIWMBMeeting/Agenda/821>.

Center for Biological Diversity v. California Department of Fish and Wildlife (62 Cal.4th 204, 230), page 20.

Center for Climate and Energy Solutions, California Cap-and-Trade Website.

City of Agoura Hills

2021-2029 Housing Element

2010 General Plan

Municipal Code Articles III, IX, X

Citywide Trails and Pathways Master Plan

Department of Solid Waste Management, Commercial Refuse Services,
<https://www.agourahillscity.org/department/solid-waste-management/commercial-services-recycling-program>.



City of Agoura Hills, Department of Solid Waste Management, Construction & Demolition Debris Recycling Program, <https://www.agourahillscity.org/department/solid-waste-management/construction-demolition-debris-recycling-program>.

City of Agoura Hills, Department of Solid Waste Management, Household Hazardous Waste/E-Waste Disposal, <https://www.agourahillscity.org/department/solid-waste-management/household-hazardous-waste-e-waste-disposal>.

City of Agoura Hills, Department of Solid Waste Management, Residential HHW/Electronic Waste Collection, <https://www.agourahillscity.org/department/solid-waste-management/residential-hhw-electronic-waste-collection>.

Emergency Preparedness, available at: <https://www.agourahillscity.org/services/emergency-services>.

Master Environmental Assessment, July 1993

Residential Waste and Recycling Newsletter, Fall/Winter 2020

Sewer System Management Plan, June 15, 2015

Specific Plan Final Environmental Impact Report, March 2006

Transportation Assessment Guidelines, 2020

City of Hayward v. Board Trustee of California State University (2015) 242 Cal. App. 4th 833, 847, <https://caselaw.findlaw.com/ca-court-of-appeal/1719667.html>.

Clean Water Act, 33 U.S.C. §1251 et seq

Clean Air Action Program, GHG Inventory for the City of Agoura Hills, 2020.

C. Le Quéré, et al., Global Carbon 2014, Earth System Science Data, 2015, doi: 10.5194/essd—7—47—2015.

Corporate Average Fuel Economy (CAFÉ) Standards

Cultural Resources Assessment for the Environmental Impact Report, General Plan Update 2035, Agoura Hills, Los Angeles County, California, by Kleinfelder, December 23, 2021.

Disaster Mitigation Act of 2000

Energy and Environmental Economics (E3). “Summary of the California State Agencies’ PATHWAYS Project: Long-term Greenhouse Gas Reduction Scenarios” (April 2015).

Eno Center for Transportation, “How Have Different State Populations Changed Their Gasoline Consumption?,” available at: <https://www.enotrans.org/article/how-have-different-state-populations-changed-their-gasoline-consumption/>.

Fair Employment and Housing Act of 1959 (Government Code Section 12900 et seq.)

Federal Endangered Species Act of 1973

Federal Clean Air Act



Federal Clean Water Act, Sections 401, 402, and 404

Federal Register, Mid-Term Evaluation of Greenhouse Gas Emissions Standards for Model Year 2022-2025 Light-Duty Vehicles, April 13, 2018.

Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual, 2018.

Federal Uniform Fire Code

Government Printing Office, Energy Independence and Security Act of 2007, January 4, 2007, accessed: September 2019.

Greenblatt, Jeffrey, Energy Policy, "Modeling California Impacts on Greenhouse Gas Emissions" (Vol. 78, pp. 158–172.

International Council for Local Environmental Initiatives GHG Inventory for City of Agoura Hills, 2020.

Intergovernmental Panel on Climate Change, Climate Change 2007: Working Group I: The Physical Science Basis, Direct Global Warming Potentials.

Intergovernmental Panel on Climate Change, IPCC Third Assessment Report: Climate Change 2001, Chapter 4: Atmospheric Chemistry and Greenhouse Gases, 2001, page 247.

Las Virgenes-Malibu Council of Governments

Hazard Mitigation Plan

Malibu Creek Watershed, available at: <https://www.lvmwd.com/conservation/epa-tmdl/malibu-creek-watershed>.

Multi-Jurisdictional Hazard Mitigation Action Plan, September 30, 2018.

Stewardship of the Malibu Creek Watershed, available at: <https://www.lvmwd.com/home/showpublisheddocument?id=6467>.

Watershed Management Area Plan for the Malibu Creek Watershed, January 2001.

Las Virgenes Municipal Water District

2014 Integrated Master Plan Update. June 23, 2014.

2014 Recycled Water System Master Plan Update. June 19, 2014.

2020 Urban Water Management Plan, June 2021.

About Us, Joint Powers Authority, Wastewater Services, Tapia Water Reclamation Facility, <https://www.lvmwd.com/about-us/joint-powers-authority/wastewater-services/tapia-water-reclamation-facility>.

Bringing Water Service Full Circle, July 2018, <https://www.lvmwd.com/home/showpublisheddocument/707/637056973847670000>.

Water District Code

Las Virgenes Unified School District 2020 Residential and Commercial/Industrial Development School Fee Justification Study for Las Virgenes Unified School District, April 8, 2020.



Las Virgenes Unified School District Facilities Master Plan 2020, October 2019.

Las Virgenes Unified School District Measure G

Letter from Cynthia Bryant, Director of the Governor’s Office of Planning and Research to Mike Chrisman, California Secretary for Natural Resources, dated April 13, 2009.

Los Angeles County Board of Supervisors, Significant Ecological Areas Ordinance, December 17, 2019.

Los Angeles County Code Chapter 2.34

Los Angeles County Code Chapter 2.68

Los Angeles County Fire Department 2020 Statistical Summary.

Los Angeles County Library, Agoura Hills Library, Community, <https://lacountylibrary.org/agoura-hills-library/>.

Los Angeles County Library, Agoura Hills Library, Services, <https://lacountylibrary.org/agoura-hills-library/>.

Los Angeles County Library, Statistical Information, <https://lacountylibrary.org/aboutus-info/>accessed.

Los Angeles Regional Water Quality Control Board, Order No. R4-2018-0125, General NPDES Permit No. CAG994004, Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, 2018.

Mello Roos Community Facilities Act of 1982

Metropolitan Water District of Southern California, Joseph Jenson Treatment Plant, <https://www.lvmwd.com/education/the-journey-your-water-takes/mwd-s-jensen-water-treatment-plant>.

Migratory Bird Treaty Act of 1918

National Center for Education Statistics, District Details, https://nces.ed.gov/ccd/districtsearch/district_detail.asp?Search=2&ID2=0621000&DistrictID=0621000&details=1.

Noise Control Act of 1972

Occupational Safety and Health Act of 1970

Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, 2018.

Paul R. Epstein, et al., Urban Indicators of Climate Change, Report from the Center for Health and the Global Environment, Harvard Medical School and the Boston Public Health Commission, August 2003, unpaginated.

Pew Center on Global Climate Change, Climate Change 101: Understanding and Responding to Global Climate Change, October 12, 2006.

Rubin, Thomas A., “Does California Really Need Major Land Use and Transportation Changes to Meet Greenhouse Gas Emissions Targets?” July 3, 2013.



Safe Drinking Water Act, 42 U.S.C. §300f et seq

South Coast Air Quality Management District

2016 Air Quality Management Plan

Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, October 2008, Attachment E.

Final Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES III) Final Report, 2008.

Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, A Reference for Local Governments Within the South Coast Air Quality Management District, May 6, 2005, available at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Historical Air Quality Data by Year, <http://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year>.

Regulations XIII

Rule 403

Rule 1113

Rule 1403

Southern California Association of Governments. Connect SoCal – The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy (Adopted September, 2020).

Southern California Association of Governments, Local Profile Report 2019, Profile of the City of Agoura Hills, May 2019.

Southern California Association of Governments, The State of the Region – Measuring Regional Progress, December 2006.

Southern California Edison

2019 Power Content Label, available at: https://www.sce.com/sites/default/files/inline-files/SCE_2019PowerContentLabel.pdf.

2020 Financial & Statistical Report, available at: <https://www.edison.com/content/dam/eix/documents/investors/sec-filings-financials/2020-financial-statistical-report.pdf>.

2020 Sustainability Report, available at: <https://www.edison.com/home/sustainability/sustainability-report.html>.

About Us, Who We Are, Our Service Territory, <https://www.sce.com/about-us/who-we-are/leadership/our-service-territory>.

Southern California Library Cooperative, Member Libraries, <http://socallibraries.org/>.

Standardized Emergency Management System/National Incident Management System.



State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021*. Sacramento, California, May 2021.

State of California, Department of Justice, Attorney General, *Climate Change Impacts in California Website*.

State of California Office of Administrative Law, *Notice of Approval of Emergency Regulatory Action, State Water Resources Control Board, Title 23, May 31, 2016*, https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2016/rs2016_0029_wit_h_adopted_regs.pdf.

State of California, Office of Governor Edmund G. Brown, Jr., *Governor Brown Declares Drought State of Emergency, January 17, 2014*, <https://www.ca.gov/archive/gov39/2014/01/17/news18368/index.html>.

State of California, Office of Governor Edmund G. Brown, Jr., *Governor Brown Issues Order to Continue Water Savings as Drought Persists, May 9, 2016*, <https://www.ca.gov/archive/gov39/2016/05/09/news19408/index.html>.

State of California, Office of Public School Construction, *School Facility Program Guide, January 2019*.

State Public Park Preservation Act

State Street and Highway Code

State Water Resources Control Board, *Fact Sheet, February 2017 Statewide Conservation Data, updated April 4, 2017*.

State Water Resources Control Board, *Media Release, "Statewide Water Savings Exceed 25 Percent in February; Conservation to Remain a California Way of Life," April 4, 2017*.

State Water Resources Control Board, *Resolution No. 2017-0024*, https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2017/rs2017_0024.pdf.

Sustainable Groundwater Management Act [And Related Statutory Provisions from SB1168 (Pavley), AB1739 (Dickinson), and SB1319 (Pavley) as Chaptered], 2015 Amendments, effective January 1, 2016.

The Malibu Creek Watershed Enhanced Watershed Management Program Group, Enhanced Watershed Management Program for Malibu Creek Watershed, June 25, 2015.

The Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program, 84 FR 51310.

United Nations Framework Convention on Climate Change, Press Release – Vienna UN Conference Shows Consensus on Key Building Blocks for Effective International Response to Climate Change, August 31, 2007.

United States Census 2000, 2010 and 2020; and U.S. Census, American Community Survey, Table ID: DP02-DP05, 2019: ACS 5-Year Estimates Data Profiles for Agoura Hills.

United States Census, American Community Survey, Table ID: DP02-DP05, 2019: ACS 5-Year Estimates Data Profiles for Agoura Hills.

United States Code, Title 42 – The Public Health and Welfare- Chapter 6A Public Health and Service, Safe Drinking Water Act. 2006 Edition, Supplement 4, 2006.

United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.



United States Department of Commerce, Technology Administration, National Institute of Standards and Technology, Guidelines and Procedures for Implementation of the Executive Order on Seismic Safety of New Building Construction, NISTIR 4852, 1992.

United States Department of Finance, Table E-5: Population and Housing Estimates for Cities, Counties, and the State, 2010-2021.

United States Department of Labor. OSH Act of 1970. <https://www.osha.gov/laws-regs/oshact/completeoshact>.

United States District Court for the District Court of Columbia, State of California vs. Chao, Case 1:19-cv-02826, 2019.

United States Energy Information Administration, Independent Statistics and Analysis

Natural Gas Consumption by End Use, August 31, 2020, available at: https://www.eia.gov/dnav/ng/ng_cons_sum_a_EPG0_VCO_mmcf_a.htm.

State Profile and Energy Estimates, available at: <http://www.eia.gov/state/?sid=CA#tabs2>.

United States Environmental Protection Agency

1/19/17 Snapshot, Climate Change: Basic Information.

2012 Final Rules for Oil and Natural Gas Industry, April 17, 2012.

Acute Exposure Guideline Levels for Nitrogen Trifluoride, January 2009,

Atmospheric Concentrations of Greenhouse Gas, updated June 2015.

Clean Water Act, 2002.

Clean Water Act, 2016.

Endangerment and Cause or Contribute Findings for Greenhouse Gases Under Section 202(a) of the Clean Air Act, Final Rule.

Envirofacts Multisystem Search Results, Geography Search, City of Agoura Hills, CA, available at: <https://enviro.epa.gov/facts/multisystem.html>.

EPA and NHTSA Adopt Standards to Reduce GHG and Improve Fuel Efficiency of Medium- and Heavy-Duty Vehicles for Model Year 2018 and Beyond, August 2016.

EPA Identifies Noise Levels Affecting Health and Welfare, April 1974. <https://archive.epa.gov/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html>

Global Greenhouse Gas Emissions Data Website, accessed: August 7, 2020.

Water Quality Standards, Establishment of Numeric Criteria for Priority Toxic Pollutants for the State of California, 2001.

Water Quality Standards Handbook - Chapter 4: Antidegradation, 2010.



United States Geological Survey, Earthquakes Hazards Program, The Modified Mercalli Intensity Scale, 2006.

United States Supreme Court (Supreme Court), Massachusetts v. Environmental Protection Agency, 127 S.Ct. 1438 (2007).

Unruh Civil Rights Act of 1959 (Civ. Code Section 51).

Western Regional Climate Center, Woodland Hills Pierce College, California (049785), Period of Record Monthly Climate Summary, Period of Record: 7/1/1949 to 9/30/2012.



APPENDIX A: NOP AND NOP COMMENT LETTERS

This page left intentionally blank





TO: Responsible and Trustee Agencies, and
Interested Parties and Organizations

FROM: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

DATE: September 30, 2021

**CITY OF AGOURA HILLS
NOTICE OF PREPARATION (NOP) OF A SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT
(SEIR) FOR THE CITY OF AGOURA HILLS GENERAL PLAN HOUSING, LAND USE, SAFETY, AND
CIRCULATION ELEMENTS UPDATE**

The City of Agoura Hills will be the Lead Agency and will prepare a Subsequent Program Environmental Impact Report (SEIR) pursuant to the California Environmental Quality Act (CEQA), State CEQA Guidelines, and the City's Local CEQA Guidelines for the proposed:

Project Title: City of Agoura Hills General Plan Housing, Land Use, Safety, and Circulation Elements Update (General Plan Update, or GPU)

The City will prepare a subsequent environmental document evaluating the potential environmental effects of the proposed project. The SEIR will be subsequent to the Program Environmental Impact Report certified by the City in 2010 and prepared for the General Plan Update 2035, adopted by the City in 2010.

The City of Agoura Hills would like to know the views of all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, and trustee agencies as to the scope and content of the environmental information to be included in the SEIR that is germane to your agency's statutory responsibilities (CEQA Section 21080.4 and CEQA Guidelines Section 15082). Your agency may need to use the SEIR when considering a permit or other approval for the project. Due to the time limits mandated by CEQA Section 15082(b), all formal comments on the NOP shall be submitted in writing via e-mail or U.S. mail no later than 30 days from the date of receipt of the NOP by U.S. certified mail, or, if not received via U.S. certified mail, no later than **5:00 PM on Monday, November 1, 2021**. When responding, provide the name and contact information for your agency's staff contact.

Please send your response to the following:

Allison Cook, AICP
Assistant Planning Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Responses may also be e-mailed to acook@agourahillscity.org. Questions may be directed to this e-mail address, or (818) 597-7310.

A public scoping meeting per CEQA Guidelines Section 15082 is also scheduled. Please see the public meeting notice, attached to this NOP, for further information.

Project Location: The City of Agoura Hills is located in western Los Angeles County near the southeastern edge of Ventura County. Agoura Hills is bordered by the City of Westlake Village to the west, the City of Thousand Oaks to the northwest, the unincorporated community of Oak Park (Ventura County) to the north, the City of Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south. Regional access to the City is provided by U.S. Highway 101 which runs east-west through the City of Agoura Hills. Local access within the City is provided primarily by Kanan Road and Reyes Adobe Road in the north-south direction, and Agoura Road and Thousand Oaks Boulevard in the east-west direction.

Planning Boundaries: The entire Planning Area for the General Plan Update (GPU) includes the existing City boundaries (approximately 7.86 square miles).

Project Description: Every city and county in California is required by state law to prepare and maintain a General Plan. The General Plan provides the policy framework for all land use and development decisions made by the City, and contains several “elements.” The Project consists of a comprehensive update to the Housing Element and related updates to the Land Use Element and Land Use Map of the City of Agoura Hills General Plan. The Project also includes updates to the City’s Safety Element and Circulation Element in compliance with new state rules. The City does not contain designated environmental justice communities. Therefore, policies addressing environmental justice issues will be included in the Land Use, Safety, and Circulation Element updates, and a stand-alone Environmental Justice Element is not required.

Housing Element

The City of Agoura Hills, along with all cities and counties in California, is required by state law to prepare a Housing Element update for state certification every eight (8) years. The Housing Element is a state-mandated part of the City’s General Plan. Local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Specifically, State Government Code Section 65583 requires the Housing Element to identify and analyze existing and projected housing needs, and establish goals, policies, and actions to address these housing needs, including adequate provision of affordable and special-needs housing (e.g., housing for seniors and persons with disabilities). State law requires local jurisdictions to identify available sites that have the appropriate land use and zoning to accommodate estimated housing growth projections.

The Regional Housing Needs Assessment (RHNA) quantifies the need for housing in every region throughout the state and is determined by the California Department of Housing and Community Development (HCD). The RHNA is mandated by state law and is meant to address existing and future housing needs resulting from estimated growth in population, employment, and households. The Southern California Association of Governments (SCAG) is responsible for allocating the RHNA to each city and county in its region, which includes Agoura Hills.

In August 2019, the HCD issued its final regional housing need determination to SCAG, stating that the minimum regional housing need for the SCAG region is 1.3 million new housing units. The HCD

then directed SCAG to develop a methodology to allocate all 1.3 million units throughout the region, based on statutory guidelines for housing needs and development.

SCAG developed a methodology and distributed a RHNA determination to all the cities and counties in its region, including the City of Agoura Hills for the Sixth Cycle (2021-2029) Housing Element planning period. The City’s total RHNA for the 2021-2029 planning period is 318 units, allocated to specific income groups as shown in Table 1.

Table 1: City of Agoura Hills Regional Housing Needs Allocation

	Housing Units Needed by Income Category (% of Los Angeles County Area Median Income)				Total RHNA
	Very Low (<50%)	Low (51-80%)	Moderate (81-120%)	Above Moderate (>120%)	
Housing Units Needed	127	72	55	64	318

One of the important steps in the Housing Element update process is to identify sites that can accommodate the housing units assigned to Agoura Hills per the above table at all income levels. Such sites would form the housing site inventory list. Site selection is based on an analysis of site-specific constraints, including zoning, access to utilities, location, development potential, density and whether or not the site has been identified in a previous Housing Element (4th or 5th Cycle). In order to count toward the RHNA, sites must be in a zoning category that meets a minimum residential density standard, have a minimum lot size, and are either vacant or underutilized. Underutilized sites are sites that have not been developed to the maximum capacity allowed by the zoning category and thus provide the potential for more residential units on a site. When a local jurisdiction cannot demonstrate that there are enough vacant or underutilized sites zoned to adequately meet its RHNA allocation, a “re-zoning program” must be put into place. A re-zoning program changes the zoning designations on properties to ensure that there are enough sites with sufficient development densities to address the RHNA housing need.

Agoura Hills does not currently have an adequate number of sites with the proper zoning to meet the RHNA requirements for the very low, low and moderate income groups identified in Table 1. With input both from the community and City decision-making bodies, the City has identified 20 possible housing sites to address Agoura Hills’ RHNA obligation by income category. Table 2 provides information on the existing and proposed General Plan land use designations for the proposed 20 housing sites. Figure 1 shows the proposed housing site locations.

Land Use Element

The Land Use Element of the General Plan will be updated to reflect the housing sites identified in the Housing Element. The update will revise the City’s Land Use Map, including re-designation of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use will be designated. Land use classification text related to these changes will be updated. Goals and policies will be updated to correspond to areas of the City with re-designated land uses. Pursuant to the Los Angeles County Local Agency Formation Commission (LAFCO)’s approval of MSR #2020-07 for the Municipal Services Review and Sphere of Influence (SOI) update for the City of Agoura Hills (9-9-20), the Land Use Element will reflect an updated SOI for the City for lands along its eastern and

southern borders.

**Table 2: Proposed Housing Sites
Existing and Proposed Land Use Designations and Dwelling Unit (DU) Capacity**

Map ID	Site Acreage	Existing Land Use Designation	Proposed Land Use Designation	Max. DU Capacity	Assessor's Identification #
A	12.4	PD (AVSP)	PD (AVSP)	309	2061-031-020
B	7.3	PD (AVSP)	PD (AVSP)	183	2061-032-021, -022
C	0.87	PD (AVSP)	PD (AVSP)	22	2061-029-005, -006
D	8.37	BP-OR	RM	209	2053-001-004
E	0.9	PD (AVSP)	PD (AVSP)	23	2061-006-056
F	1.76	RS	RM	44	2055-005-904, -903
G	6.24	PD (AVSP)	PD (AVSP)	156	2061-006-044
H	7.92	BP-OR	RM	198	2061-013-024, -025, -005, -004, -003, -002, -001, -040, -039, -036
I	1.2	PD (AVSP)	PD (AVSP)	30	2061-029-003, -004
J	1.76	PD (AVSP)	PD (AVSP)	44	2061-006-042, -048
K	10	PD (AVSP)	PD (AVSP)	250	2061-007-041, -052, -054, -051, -055, -031
L	2.58	CRS	RM	65	2061-010-017, -015, -006, -016, -008, -007
M	1.65	PD (LMSP)	PD (LMSP)	41	2061-033-015
N	3.06	POM	RM	77	2061-004-049
O	8.05	CS-MU	CS-MU	201	2053-007-030, -026, -024, -025, -027, -028
P	8.8	CS-MU	CS-MU	220	2051-006-141
Q	5.7	CS-MU	CS-MU	143	2051-005-002
R	1.53	CRS	RM	38	2061-009-076, -076, -077
S	2.2	BP-OR	RM	55	2061-029-001. 2061-028-006, -005
T	0.81	POM	RM	22	2061-004-022
			Total DUs	2,330	

Planned Development (PD); Commercial Shopping Center - Mixed-Use (CS-MU); Business Park – Office Retail (BP-OR); Business Park – Manufacturing (BP-M); Residential Single Family (RS); Planned Office Manufacturing (POM); Agoura Village Specific Plan (AVSP); Ladyface Mountain Specific Plan (LMSP); Residential Medium Density (RM)(6-15 dwelling units/acre)

For Sites A, B, C, E, G, I, J and K in Table 2, the designation would remain Planned Development (PD), corresponding to the Agoura Village Specific Plan (AVSP). The zoning would also remain PD and with a density of 20 dwelling units per acre, as identified in the current Fifth Cycle Housing Element (2013-2021). The amount of multi-family housing would increase, including adding the potential for mixed-use residential development to sites where solely commercial uses are presently allowed.

Sites O, P and Q in Table 2 would retain the current Commercial Shopping Center – Mixed-Use designation and zoning, which allows limited multi-family housing development as part of a mixed-use project. The allowed density of multi-family residential development would increase from less

than two (2) units per acre to up to 15 units per acre. This density corresponds to the Residential Medium Density (6-15 units/acre) land use designation and zone. For Site M, the designation and zoning would remain PD, corresponding to the Ladyface Mountain Specific Plan (LMSP). For all other sites in Table 2, the land use designation and base zoning would change to Residential Medium Density (6-15 units/acre)(RM). Figure 2 shows the proposed changes in land use designation. All changes consist of a re-designation to RM.

In order to meet the City RHNA obligation, an Affordable Housing Overlay District zone would be placed on all 20 sites. Developing with the Overlay parameters would be optional for a property owner, and cannot be mandated by the City. The property owner could choose between developing in accordance with the lower density base zoning, or the higher density Overlay zoning. The Overlay would have a minimum density of 20 units per acre and a maximum of 25. A developer would need to provide at least 20 percent of the total units for very low and low income households (10% each for very low and low). These affordable units would need to be built on-site.

For sites not developed to the Overlay parameters, property owners would need to provide at least 7 percent of the total units for very low, and 4 percent each for low and moderate income households, consistent with the City's Inclusionary Housing Ordinance. The Ordinance allows for a fee to be paid to the City in-lieu of providing the affordable units on-site. Since the number of affordable units to be realized with the base zoning and Inclusionary Housing Ordinance is less than that with the Overlay requirements, the City would not meet its RHNA requirement without use of the Overlay.

The total estimated number of dwelling units shown in Table 2 is a maximum scenario for environmental analysis purposes, and reflects the product of multiplying the sites' gross acreage with the 25 unit/acre density. It does not account for individual site constraints that might further decrease the potential density.

At a later date, upon adoption of the General Plan Update, the City would implement the "re-zoning" program. The City would amend the Zoning Ordinance and the Zoning Map to be consistent with the General Plan land use designations, and create the new Affordable Housing Overlay District.

Safety Element

The purpose of the Safety Element update is to ensure consistency with the Housing Element update and to comply with recent state legislation and guidelines (including Assembly Bill 162, Senate Bill 1241, Senate Bill 99, Assembly Bill 747, Senate Bill 1035 and Senate Bill 379). Technical amendments will be made to the Safety Element to achieve compliance with state, regional, and local policies and guidelines. The technical amendments will include data, policies and maps, and incorporate policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding and seismic hazards, as well as climate change. The Safety Element amendments will be submitted to the California Geological Survey, California Office of Emergency Services, and California State Board of Forestry and Fire Protection for review.

Circulation Element

Minor updates will be made to the Circulation Element to replace references to adopted level of service (LOS) thresholds with vehicle miles traveled (VMT) as a metric to evaluate traffic impacts of proposed projects. Level of service is a measure to describe how well roadway intersections and

other transportation facilities operate for drivers. Vehicle miles traveled evaluates the number of miles traveled by each vehicle. This shift in standard is mandated by the state as part of Senate Bill 743 (2013) in keeping with the state's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation (e.g., bicycling and walking). The new standard took effect July 2020.

Requested Actions: The City would take the following actions:

- Certification of the SEIR prepared for the project;
- Adoption of the General Plan Housing Element update;
- Adoption of General Plan amendments to the Land Use Element;
- Adoption of General Plan amendments to the Safety Element; and
- Adoption of General Plan amendments to the Circulation Element.

Prior to City adoption, the Sixth Cycle Housing Element (2021-2029) would be submitted to the California Department of Housing and Community Development (HCD) for review and certification.

Subsequent Environmental Impact Report: Pursuant to CEQA Section 15168, a Program Subsequent EIR (SEIR) will be prepared for the General Plan Update. The SEIR will evaluate the Project's potential impacts on the environment and analyze alternatives that could reduce potential environmental impacts. The environmental issues listed below will be addressed in the SEIR, and were addressed in the Final Program EIR (2010).

- | | |
|-----------------------------------|---------------------------------------|
| ■ Aesthetics and Visual Resources | ■ Noise |
| ■ Air Quality | ■ Population and Housing |
| ■ Biological Resources | ■ Public Services |
| ■ Cultural and Historic Resources | ■ Recreation |
| ■ Geology and Soils | ■ Transportation/Traffic |
| ■ Hazards and Hazardous Materials | ■ Utilities and Service Systems |
| ■ Hydrology and Water Quality | ■ Greenhouse Gases and Climate Change |
| ■ Land Use and Planning | ■ Mandatory Findings of Significance |
| ■ Mineral Resources | |

The following additional environmental issues contained in the most recent CEQA Guidelines Appendix G Initial Study Checklist, while addressed in some manner in the above categories in the Final Program EIR, will specifically be addressed as topics in the SEIR:

- Energy
- Tribal Cultural Resources
- Wildfire



Allison Cook, AICP, Assistant Planning Director

Date: September 30, 2021

CITY of AGOURA HILLS General Plan Update

Potential Housing Sites



- LEGEND**
- A SE Corner of Kanan Road/Agoura Road
 - B SW Corner of Kanan Road/Agoura Road
 - C 28902 Agoura Road
 - D Canwood Street east of Kanan Road
 - E NE Corner of Kanan Road/Agoura Road
 - F SW Corner of Driver Avenue/Colodny Drive
 - G 29045 Agoura Road
 - H Dorothy Drive and Agoura Road
 - I Agoura Road west of Cornell Road
 - J 29112 & 29130 Roadside Drive
 - K 28912 Agoura Road
 - L 28263 Dorothy Drive
 - M Agoura Road east of Ladyface Court
 - N 29360 Roadside Drive
 - O 5675 Kanan Road
 - P 5801 Kanan Road
 - Q 5835 Kanan Road
 - R Dorothy Drive west of Lewis Road
 - S Agoura Road west of Vejar Drive
 - T SE Corner of Roadside Drive and Roadside Road

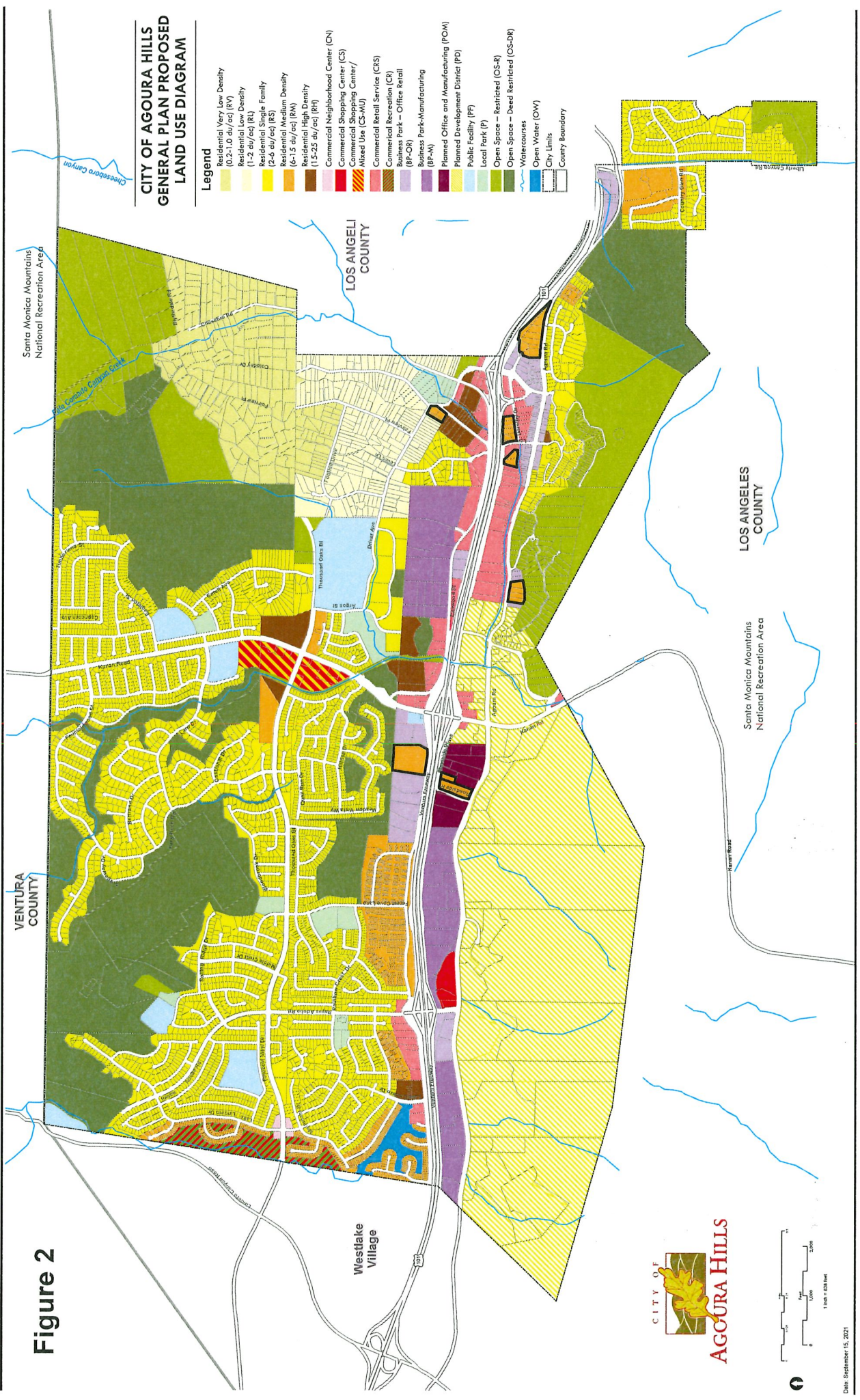


Source: City of Agoura Hills, November 28, 2021.



Figure 1

Figure 2





CITY OF AGOURA HILLS NOTICE OF PUBLIC SCOPING MEETING AND AVAILABILITY OF NOTICE OF PREPARATION FOR PROGRAM SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF AGOURA HILLS GENERAL PLAN HOUSING, LAND USE, SAFETY, AND CIRCULATION ELEMENTS UPDATE

***NOTE:** This meeting is being conducted utilizing video conferencing and electronic means consistent with the Governor's State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The live stream video and indexed archive of the meeting(s) are available on the City's website at agourahillscity.org by clicking on the "Watch Meetings Online" button. In accordance with Executive Order N-29-20, the public may only view the meeting online and/or by television; public attendance in the Council Chambers will not be permitted. The live stream video can be viewed the night of the meeting via Zoom or on the City's website (link above).*

Pursuant to the California Environmental Quality Act (CEQA) §21080.4 and CEQA Guidelines §15082, the City of Agoura Hills has scheduled a Planning Commission scoping meeting by video conference only for the Subsequent Program Environmental Impact Report (SEIR) to be prepared for the proposed City of Agoura Hills General Plan Housing, Land Use, Safety, and Circulation Elements Update (the Project). A Notice of Preparation (NOP) has been completed and distributed per CEQA Guidelines §15082. The purpose of the scoping meeting is to receive comments from responsible agencies, trustee agencies, and agencies with jurisdiction by law on the scope and content of the environmental issues within their statutory responsibilities to be included in the SEIR, which shall be specified in writing to the City of Agoura Hills, the Lead Agency.

- Applicant:** City of Agoura Hills
- Location:** Citywide
- Request:** That the Planning Commission hold a public Scoping Meeting to take comments related to the scope of the environmental issues to be analyzed in the Subsequent Program Environmental Impact Report (SEIR) for the General Plan Update.
- Date:** Thursday, October 21, 2021 at 6:30 PM
- Location of Meeting:** **Note: In-person attendance will not be permitted.**
City of Agoura Hills
Civic Center – Council Chambers
30001 Ladyface Court
Agoura Hills, CA 91301
- Project Description:** Every city and county in California is required by state law to prepare and maintain a General Plan. The General Plan provides the policy framework for all land use and development decisions made by the City, and contains several "elements. The project consists of a comprehensive update to the Sixth Cycle Housing Element (2021-2029) and related updates to the Land Use Element and Land Use Map of the City of Agoura Hills General Plan. The project also includes updates to the City's Safety Element and Circulation Element in compliance with new state rules. The City does not contain designated environmental

justice communities. Therefore, policies addressing environmental justice issues will be included in the Land Use, Safety, and Circulation Element updates, and a stand-alone Environmental Justice Element is not required.

Document Availability:

The NOP is available at the Planning Division of the Community Development Department, City Hall, 30001 Ladyface Court, Agoura Hills, between the hours of 7:00 AM and 5:00 PM Monday-Thursday, and on Friday from 7:00 AM to 4:00 PM. A copy is also available on the City's website at:

<https://www.agourahillscity.org/department/planning-community-development/general-plan>

Public Participation:

Please note that this scoping meeting is not a public hearing, and there will be no discussion of, or decision made on, the proposed Project. City staff will provide a brief presentation of the Project. Attendees may submit written comments on the scope and content of the SEIR prior to or following the meeting. All formal comments on the NOP shall be submitted in writing via e-mail or U.S. mail no later than 30 days from the date of receipt of the NOP by U.S. certified mail, or, if not received via U.S. certified mail, no later than **5:00 PM on Monday, November 1, 2021**, to the following:

Allison Cook, AICP, Assistant Planning Director
City of Agoura Hills
30001 Ladyface Court Agoura Hills, CA 93101
E-mail: acook@agourahillscity.org

Attendees may participate in the public meeting by submitting comments by e-mail or participating live at the meeting using Zoom. To submit written public comments, please include "Scoping Meeting" in the subject line and e-mail to comments@agourahillscity.org by 4:00 PM on Thursday, October 21, 2021, and your comments will be distributed to the Planning Commission prior to the meeting. To participate live at the meeting, access the meeting remotely via Zoom using the Zoom link, Meeting ID, and Meeting Passcode listed on the Planning Commission October 21, 2021 agenda under "Watch Meetings Online" on the City's website at www.agourahillscity.org. Navigate to the Planning Commission agenda for the meeting date. To request to speak during public comment, please click the "Raise Hand" button on the Zoom toolbar. Public testimony is limited to three (3) minutes per speaker. A speaker's time may not be transferred to another speaker. ***Please note the public comments and testimony provided in this manner will not be considered formal written comments on the NOP. Formal NOP comments must be provided in writing to the staff person directed above via either e-mail or U.S. Mail.***

Upon its release for public review, reviewers will have 45 days to provide comment on the Draft SEIR. A Notice of Availability of the Draft SEIR will be provided prior to commencement of the 45-day period. A separate public hearing to consider approval of the project and certification of the Final SEIR will be scheduled at a later date, and a separate public hearing notice provided in advance of that hearing.

For questions or more information, please contact Allison Cook, Assistant Planning Director, at (818) 597-7310 or at acook@agourahillscity.org.

In compliance with the Americans with Disabilities Act, individuals with a disability who plan to participate in this meeting, and who may require any accommodation, should contact the Planning Division at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7310.



STATE OF CALIFORNIA

CITY OF AGOURA HILLS
Gavin Newsom, Governor
2021-09-13 AM 7:22
CITY CLERK'S OFFICE

NATIVE AMERICAN HERITAGE COMMISSION

October 6, 2021

Allison Cook
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Re: 2021090588, General Plan Update Project, Los Angeles County

Dear Ms. Cook:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201

www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



October 20, 2021

Allison Cook
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
ACook@agourahillscity.org

Subject: Notice of Preparation of a Subsequent Program Environmental Impact Report for the City of Agoura Hills General Plan Update, SCH #2021090588, City of Agoura Hills, Los Angeles County

Dear Ms. Cook:

The California Department of Fish and Wildlife (CDFW) has reviewed a Notice of Preparation (NOP) of a Subsequent Program Environmental Impact Report (SEIR) from the City of Agoura Hills (City; Lead Agency) for the City of Agoura Hills General Plan Update (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect State fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by State law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 *et seq.*), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

Conserving California's Wildlife Since 1870

Allison Cook
City of Agoura Hills
October 20, 2021
Page 2 of 17

Project Description and Summary

Objective: The Project would update the following four elements of the City's General Plan: Housing Element; Land Use Element; Safety Element; and Circulation Element.

- **Housing Element:** The City is required by State law to prepare a Housing Element update for State certification every eight years. The Housing Element identifies and analyzes existing and projected housing needs, and establishes goals, policies, and actions to address these housing needs, including adequate provision of affordable and special-needs housing. The Regional Housing Needs Assessment (RHNA) quantifies the need for housing in every region throughout the State. The RHNA is mandated by State law and is meant to address existing and future housing needs. The City's total RHNA for the 2021-2029 planning period is 318 units. One of the important steps of the Housing Element update is to identify sites that can accommodate the City's RHNA. Such sites would form the housing site inventory list. With input both from the community and City decision-making bodies, the City has identified 20 possible housing sites (Site A through T) to address the City's RHNA obligation by income group.
- **Land Use Element:** The Land Use Element of the General Plan would be updated to reflect the housing sites identified in the Housing Element. The update will revise the City's Land Use Map, including re-designation of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated for housing, a higher density of multi-family residential use will be designated. To meet the City's RHNA obligation, an Affordable Housing Overlay District zone would be placed on all 20 possible housing sites.
- **Safety Element:** The purpose of the Safety Element update is to ensure consistency with the Housing Element update and to comply with recent State legislation and guidelines. Technical amendments would be made to the Safety Element to comply with State, regional, and local policies and guidelines. Technical amendments would include data, policies and maps, and incorporate policies and programs from the Local Hazard Mitigation Plan to address fire, geologic, flooding, and seismic hazards, as well as climate change.
- **Circulation Element:** Minor updates would be made to the Circulation Element to replace references to adopted level of service thresholds with vehicle miles traveled as a metric to evaluate traffic impacts of proposed projects. This shift in standard is mandated by the State as part of Senate Bill 743 in keeping with the State's goals to reduce greenhouse gas emissions, encourage infill development and improve public health through active transportation. The new standard took effect July 2020.

Location: The Project includes the existing City boundary of approximately 7.86 square miles. The City is located in western Los Angeles County and near the southeastern edge of Ventura County. The City is bordered by the City of Westlake Village to the west, City of Thousand Oaks to the northwest, unincorporated community of Oak Pak to the north, City of Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south.

Allison Cook
City of Agoura Hills
October 20, 2021
Page 3 of 17

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the City in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct, and indirect impacts on fish and wildlife (biological) resources. The SEIR should provide adequate and complete disclosure of the Project's potential impacts on biological resources [Pub. Resources Code, § 21061; CEQA Guidelines, §§ 15003(i), 15151]. CDFW looks forward to commenting on the SEIR when it is available.

Specific Comments

- 1) Development and Conservation. To accommodate increased housing needs, the City is expected to build more units in the coming years. CDFW recommends the City maximize development where it already exists to protect natural lands from development and habitat loss. CDFW recommends the City consider regional and State-wide natural resource conservation strategies outlined in the following reports: [Safeguarding California Plan: 2018 Update](#) (CNRA 2018); [California State Wildlife Action Plan: A Conservation Legacy for Californians](#) (CDFW 2015); and, [California 2030 Natural and Working Lands Climate Change Implementation Plan: January 2019 Draft](#) (CalEPA et al. 2019).
- 2) Biological Resources Assessment for New Development. CDFW recommends the SEIR include a mitigation measure where future housing development facilitated by the Project provide a biological resources assessment per the guidance provided immediately below. A biological resources assessment should include a discussion of a project's potential impact on biological resources including, but not limited to, biological resources discussed in Comments 3 through 13. Based on the results of the biological resources assessment, a qualified biologist should prepare species- and site-specific measures to avoid, minimize, and/or mitigate for a project's potentially significant impacts on biological resources.
 - a) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to a project site and where a project may result in ground disturbance. The assessment and analysis should place emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. An impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW also considers impacts to SSC a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures. An environmental document should include the following information:
 - i. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. An environmental document should include measures to fully avoid and otherwise protect Sensitive Natural Communities. CDFW considers Sensitive Natural Communities as threatened habitats having both regional and local significance. Plant communities, alliances, and associations with a state-wide ranking of S1, S2, and S3 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting the [Vegetation Classification and Mapping Program - Natural Communities](#) webpage (CDFW 2021a);

Allison Cook
City of Agoura Hills
October 20, 2021
Page 4 of 17

- ii. A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#) (CDFW 2018). Adjoining habitat areas should be included where a project's construction and activities could lead to direct or indirect impacts off site;
 - iii. Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at a project site and within the neighboring vicinity. The [Manual of California Vegetation](#) (MCV), second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2009). Adjoining habitat areas should be included in this assessment where a project's construction and activities could lead to direct or indirect impacts off site. Habitat mapping at the alliance level will help establish baseline vegetation conditions;
 - iv. A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by a project. CDFW's [California Natural Diversity Database](#) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat (CDFW 2021b). An assessment should include a nine-quadrangle search of the CNDDDB to determine a list of species potentially present at a project site. A lack of records in the CNDDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur in the project site. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review [CEQA Guidelines, § 15003(i)];
 - v. A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species within a project site and area of potential effect, including SSC and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of a project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, may be required if suitable habitat is present. See CDFW's [Survey and Monitoring Protocols and Guidelines](#) for established survey protocol for select species (CDFW 2021c). Acceptable species-specific survey procedures may be developed in consultation with CDFW and USFWS; and,
 - vi. A recent wildlife and rare plant survey. CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of a proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame or in phases.
- 3) Open Space and Natural Habitats. According to the Land Ownership dataset available in the [California Natural Diversity Database in BIOS](#), the Project area, specifically Sites A, B, C, I, M, and S, is adjacent to open space and natural habitat owned by a governmental, non-profits, or private entity and protected for open space purposes (CDFW 2021d).

Allison Cook
City of Agoura Hills
October 20, 2021
Page 5 of 17

- a) Analysis and Disclosure. CDFW recommends the SEIR discuss the Project's potential impact on open space/natural habitats as a result of new/increased development. The Project could result in additional loss of open space/natural habitats due to fuel modifications and introduction of non-native, invasive plants facilitated by the Project (see Comment #4). The SEIR should disclose the amount of open space/natural habitats potentially developed or otherwise impacted as a result of the proposed Project, including all areas that would be impacted due to fuel modification and grading to accommodate housing development.
- b) Avoidance and Setback. CDFW recommends the Project avoid developing and encroaching onto open space/natural habitats. Encroachment onto open space/natural habitats creates an abrupt transition between two different land uses. Encroachment onto open space/natural habitats could affect environmental and biological conditions and increase the magnitude of edge effects on biological resources (see Comment #5).

CDFW recommends the SEIR provide alternatives to the Project that would not result in conversion of open space/natural habitats into developed areas. Pursuant to CEQA Guidelines section 15126.6, an environmental impact report "shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasible attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives." Furthermore, an environmental impact report "shall include sufficient information about alternatives to allow meaningful evaluation, analysis, and comparison with the proposed project" (CEQA Guidelines, § 15126.6) (see General Comment #4).

Where development may occur near but may avoid impacts on open space/natural habitats, CDFW recommends the SEIR provide minimum standards for effective unobstructed vegetated buffers and setbacks adjoining open space/natural habitats to be implemented by housing development facilitated by the Project. The buffer and setback distance should be increased at a project-level as needed. The SEIR should provide justifications for the effectiveness of chosen buffer and setback distances to avoid impacts on open space/natural habitats.

- c) Mitigation. If avoidance is not feasible, CDFW recommends the SEIR provide measures where any future development facilitated by the Project mitigates (avoids first if feasible) for project-level impacts on open space/natural habitats not previously identified in the SEIR. The SEIR should provide justifications for the effectiveness of all proposed mitigation measures. The SEIR should provide sufficient information and disclosure to facilitate meaningful public review, analysis, and comment on the adequacy of proposed mitigation measures to offset Project-related impacts on open space/natural habitats.
- 4) Fire. The Project proposes to develop sites and/or increase development in sites within a 'Very High' Fire Severity Zone (County of Los Angeles 2021). Development in the wildland urban interface (e.g., Sites A, B, C, I, M, and S) could increase fire frequency and intensity, thus impacting biological resources. Moreover, fuel modification may need to occur around each development. Fuel modification could result in additional habitat loss. CDFW recommends the SEIR discuss how the Project may impact open space/natural areas with respect to intensifying land use in areas that are highly susceptible to fire.

Allison Cook
City of Agoura Hills
October 20, 2021
Page 6 of 17

- 5) Impacts on Wildlife Corridors. The Project proposes to develop sites that are currently undeveloped open space/natural habitats. Habitat loss and fragmentation, particularly the loss, fragmentation, or degradation of riparian corridors, could affect wildlife dispersal. For example, development of Site A and Site B could result in the loss of open space/natural habitats that wildlife could use as a steppingstone between the Santa Monica Mountains and open space north of Highway 101. In addition, development of Site A and Site B could impact riparian corridors (i.e., Madera Creek and unnamed drainage west of Kanan Road). Maintaining wildlife corridors and habitat continuity is essential for wildlife survival and is increasingly important considering continued habitat loss and fragmentation, as well as climate change.
- a) Analysis and Disclosure. CDFW recommends the SEIR discuss whether the Project would impact wildlife corridors. Impacts include (but are not limited to) habitat loss and fragmentation, narrowing of a wildlife corridor, and introduction of barriers to wildlife movement.
- b) Avoidance and Mitigation. CDFW recommends the Project avoid developing and encroaching onto wildlife corridors. If avoidance is not feasible, CDFW recommends the SEIR provide measures where any future development facilitated by the Project analyzes potential impacts on wildlife corridors and depending on findings, provide measures to mitigate (avoid impacts first if feasible) for project-level impacts on wildlife corridors. An analysis should be supported by studies to document wildlife activity and movement through a project area. Technical detail such as data, maps, diagrams, and similar relevant information should be provided to permit full assessment if significant environmental impacts by reviewing agencies and members of the public (CEQA Guidelines, §15147). "Technical data and analyses shall be readily available for public examination and shall be submitted to the State Clearinghouse" (CEQA Guidelines, §15147).
- 6) Impacts on Mountain Lion (*Puma concolor*). The Project may result in increased development in the wildland urban interface. Increased development could impact wildlife, particularly mountain lion. The Project area is within or adjacent to the Santa Monica Mountains where an evolutionarily significant unit of mountain lion in southern coastal California occurs. Impacts on mountain lion could result from habitat loss and increased human presence, traffic, noise, and artificial lighting. For example, as human population and communities expand into wildland areas, there has been a commensurate increase in direct and indirect interaction between mountain lions and people (CDFW 2013). As a result, the need to relocate or humanely euthanize mountain lions (depredation kills) may increase for public safety. Indirect impacts on mountain lion could also result from increased vehicle traffic and lighting, which could lead to increased wildlife injury or mortality from vehicle strikes and deter wildlife from using otherwise suitable habitat.
- a) Protection Status: The mountain lion is a specially protected mammal in the State (Fish and G. Code, § 4800). In addition, on April 21, 2020, the California Fish and Game Commission accepted a petition to list an evolutionarily significant unit of mountain lion in southern coastal California as threatened under CESA (CDFW 2020). As a CESA candidate species, the mountain lion in southern California is granted full protection of a threatened species under CESA.

Allison Cook
City of Agoura Hills
October 20, 2021
Page 7 of 17

- b) Analysis and Disclosure: The SEIR should discuss the Project's potential impacts on mountain lion and habitat. Impacts on habitat include (but are not limited to) habitat loss and fragmentation, narrowing of a wildlife corridor, and introduction of barriers to wildlife movement. The SEIR should discuss whether the Project may have direct and indirect impacts on mountain lion resulting from increased human presence, traffic, noise, and artificial lighting. An assessment of impacts on mountain lion should also provide a discussion of edge effects, including (but not limited to) introduction and invasion of non-native plant species into natural areas; attraction for wildlife with food or backyard conditions; predation and disease by domestic animals; and habitat fragmentation caused by volunteer trails.
 - c) Avoidance: CDFW recommends the City avoid and minimize development and encroachment onto lands essential for mountain lion dispersal, breeding and denning sites, and foraging habitat.
 - c) Mitigation: If avoidance is not feasible, CDFW recommends the SEIR provide measures to mitigate for the Project's potentially significant impact on mountain lion. CDFW recommends the SEIR provide measures where any future development facilitated by the Project analyzes potential impacts on mountain lion and, based on findings, provide measures to mitigate (avoid impacts first if feasible) for project-level impacts on mountain lion not previously identified in the SEIR. Appropriate mitigation may include requiring any future development facilitated by the Project obtain appropriate take authorization under CESA (pursuant to Fish & Game Code, § 2080 et seq.). Additionally, the SEIR should provide measures where any future development facilitated by the Project provide compensatory mitigation for significant impacts on mountain lion and habitat.
 - d) CESA: Appropriate take authorization under CESA may include an Incidental Take Permit (ITP) or Consistency Determination, among other options [Fish & G. Code, §§ 2080.1, 2081, subds. (b) and (c)]. To obtain appropriate take authorization under CESA, early consultation with CDFW is encouraged, as significant modification to a project and mitigation measures may be required to obtain a CESA permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
- 7) Jurisdictional Waters. According to Figure 2 in the NOP and the U.S. Fish and Wildlife Service's (USFWS) [National Wetland Inventory](#), multiple watercourses are located within the City, which includes, but not limited to, the following: Madea Creek located east of Site A; unnamed drainage located west of Site B, and unnamed drainage is located west of Site D (USFWS 2021a). Housing developed as part of the Project at sites adjacent to streams could impact the stream and associated riparian vegetation. Streams could be channelized or diverted underground. The watercourse could become impaired because of streambank erosion resulting from a housing development. Riparian vegetation along a stream could be removed or degraded through habitat modification (e.g., loss of water source, encroachment by development, edge effects leading to introduction of non-native plants).

Allison Cook
City of Agoura Hills
October 20, 2021
Page 8 of 17

- a) Stream Delineation and Impact Assessment. CDFW recommends the SEIR provide a stream delineation and analysis of impacts on any river, stream, or lake¹. The delineation should be conducted pursuant to the USFWS wetland definition adopted by CDFW (Cowardin et al. 1979). Be advised that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers' Section 404 permit and Regional Water Quality Control Board Section 401 Certification.
 - b) Avoidance and Setbacks. CDFW recommends the Project avoid impacts on streams and associated vegetation by avoiding or minimizing housing development adjacent to streams. Herbaceous and vegetation adjacent to streams protects the physical and ecological integrity of these water features and maintains natural sedimentation processes. Where development may occur near a stream but may avoid impacts on streams, the SEIR should provide minimum standards for effective unobstructed vegetated buffers and setbacks adjoining streams and associated vegetation for all development facilitated by the Project. The buffer and setback distance should be increased at a project-level as needed. The SEIR should provide justification for the effectiveness of chosen buffer and setback distances to avoid impacts on the stream and associated vegetation.
 - c) Mitigation. If avoidance is not feasible, the SEIR should include measures where future housing development facilitated by the Project provides the following:
 - i. A stream delineation and analysis of impacts;
 - ii. A Lake and Streambed Alteration (LSA) Notification to CDFW pursuant to Fish and Game Code Section 1600 et seq. As a Responsible Agency under CEQA, CDFW has authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream or use material from a streambed. For any such activities, the project applicant (or "entity") must notify CDFW². Please visit CDFW's [Lake and Streambed Alteration Program](#) webpage for more information (CDFW 2021e).
- 8) Crotch's Bumble Bee (*Bombus crotchii*). According to the CNDDDB, Crotch's bumble bee is known to occur in the Project area, specifically Site C. The Project could result in development of habitat (e.g., scrub and grasslands) supporting Crotch's bumble bee. CDFW recommends the SEIR discuss the Project's potential impacts on Crotch's bumble bee. Crotch's bumble bee is listed as an invertebrate of conservation priority under the [California Terrestrial and Vernal Pool Invertebrates of Conservation Priority](#) (CDFW 2017). Crotch's bumble bee has a State ranking of S1/S2. This means that the Crotch's bumble bee is considered critically imperiled or imperiled and is extremely rare (often 5 or fewer

¹ Please note that "any river, stream, or lake" includes those that are dry for periods of time as well as those that flow year-round.

² CDFW's issuance of a LSA Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the environmental document of the local jurisdiction (lead agency) for the project. To minimize additional requirements by CDFW pursuant to section 1600 et seq. and/or under CEQA, the environmental document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement.

Allison Cook
 City of Agoura Hills
 October 20, 2021
 Page 9 of 17

populations). Also, Crotch's bumble bee has a very restricted range and steep population declines make the species vulnerable to extirpation from the State (CDFW 2017). Accordingly, Crotch's bumble bee meets the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Therefore, take of Crotch's bumble bee could require a mandatory finding of significance by the City (CEQA Guidelines, § 15065).

- 9) Rare Plants. The following species of rare plants may occur in the Project area: Catalina mariposa lily (*Calochortus catalinae*); Agoura Hills dudleya (*Dudleya cymosa* ssp. *agourensis*); Santa Monica mountains dudleya (*Dudleya cymosa* ssp. *ovatifolia*); Lyon's pentachaeta (*Pentachaeta lyonii*); Ojai navarretia (*Navarretia ojaiensis*); and Santa Susana tarplant (*Deinandra minthornii*). The Project area is also within 2 miles of critical habitat for Lyon's pentachaeta (USFWS 2021b). Agoura Hills dudleya, Santa Monica mountains dudleya, and Lyon's pentachaeta are listed under the Endangered Species Act (ESA). Lyon's pentachaeta is also listed under CESA. Ojai navarretia and Santa Susana tarplant has a State Rarity Rank of 1B.1 and 1B.2, respectively. Catalina mariposa lily has a State Rarity Rank of 4.2.

CDFW recommends the SEIR discuss the Project's potential impacts on rare plants and habitat. Impacts on rare plants could be significant under CEQA [CEQA Guidelines, §§ 15065(a)(1), 15380]. CDFW recommends the City avoid and minimize development and encroachment onto lands supporting CESA and ESA-listed rare plant species and habitat. If avoidance is not feasible, CDFW recommends the SEIR provide measures where any future development facilitated by the Project analyzes impacts on rare and special-status plants. CDFW also recommends the SEIR provide measures where any future development facilitated by the Project provide compensatory mitigation for impacts on rare and special-status plants. Appropriate mitigation may include requiring any future development facilitated by the Project obtain appropriate take authorization under CESA (pursuant to Fish & Game Code, § 2080 et seq.) and ESA.

- 10) Oak Trees (*Quercus* genus) and Oak Woodlands (*Quercus* genus Woodland Alliance). Development of housing sites including, but not limited to A, B, C, D, F, H, I, and M could result in loss of oak trees and oak woodlands. CDFW considers oak woodlands to be a sensitive plant community. Oak woodlands serve several important ecological functions such as protecting soils from erosion and land sliding, regulating water flow in watersheds, and maintaining water quality in streams and rivers. Oak woodlands also have higher levels of biodiversity than any other terrestrial ecosystem in California (Block et al. 1990). Oak trees provide nesting and perching habitat for approximately 170 species of birds (Griffin and Muick 1990). Moreover, oak trees and woodlands are protected by the Oak Woodlands Conservation Act (pursuant under Fish and Game Code sections 1360-1372) and Public Resources Code section 21083.4 due to the historic and on-going loss of these resources.

CDFW recommends the SEIR discuss the Project's potential impacts on oak trees and oak woodlands. CDFW recommends the City avoid and minimize development and encroachment onto oak woodlands. If avoidance is not feasible, CDFW recommends the SEIR provide measures where any future development facilitated by the Project analyzes impacts on oak trees and oak woodlands. CDFW also recommends the SEIR provide measures where any future development facilitated by the Project provide compensatory mitigation at no less than 3:1 the number of oak trees and acres of oak woodland habitat impacted. The number of replacement trees and oak woodland habitat acres should be

Allison Cook
City of Agoura Hills
October 20, 2021
Page 10 of 17

higher if the Project would impact large oak trees; impact an oak woodland supporting rare, sensitive, or special status plants and wildlife; or impact an oak woodland with a State Rarity Ranking of S1, S2, or S3.

11) Nesting Birds. The Project could develop open space/natural habitats that provide habitat for nesting birds. For example, Site A is within or adjacent to a bird hotspot located at [Kanan Road at Cornell Road](#) (eBird 2021). Development of Site A or any site that is currently open space/natural habitat could impact nesting birds and raptors. Project activities occurring during the bird and raptor breeding and nesting season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment.

- a. Protection Status. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Code of Federal Regulations, Title 50, § 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). It is unlawful to take, possess, or needlessly destroy the nest or eggs of any raptor.
- b. Avoidance. CDFW recommends that measures be taken to fully avoid impacts to nesting birds and raptors. CDFW recommends the SEIR include a measure where future development facilitated by the Project avoids ground-disturbing activities (e.g., mobilizing, staging, drilling, and excavating) and vegetation removal during the avian breeding season which generally runs from February 15 through September 15 (as early as January 1 for some raptors) to avoid take of birds, raptors, or their eggs.
- c. Minimizing Potential Impacts. If impacts to nesting birds and raptors cannot be avoided, CDFW recommends the SEIR include measures where future development facilitated by the Project minimize impacts on nesting birds. CDFW recommends surveys by a qualified biologist with experience conducting breeding bird and raptor surveys. Surveys are needed to detect protected native birds and raptors occurring in suitable nesting habitat that may be disturbed and any other such habitat within 300 feet of the Project disturbance area, to the extent allowable and accessible. For raptors, this radius should be expanded to 500 feet and 0.5 mile for special status species, if feasible. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

12) Loss of Bird and Raptor Nesting and Breeding Habitat. The Project could develop open space/natural habitats providing habitat for nesting birds.

- a) Analysis and Disclosure. CDFW recommends the SEIR analyze and discuss the Project's impacts on bird and raptor nesting and breeding habitat. Edge effects should also be analyzed and discussed. CDFW recommends the SEIR disclose the amount of bird and raptor nesting and breeding habitat that could be impact and lost as a result of the proposed Project.

Allison Cook
City of Agoura Hills
October 20, 2021
Page 11 of 17

- b) Avoidance and Mitigation. CDFW recommends the Project avoid and minimize development and encroachment onto habitat for nesting birds. If avoidance is not feasible, CDFW recommends the SEIR provide measures where future development facilitated by the Project provide compensatory mitigation for loss of nesting bird habitat. Depending on the status of the bird or raptor species impacted, replacement habitat acres should increase with the occurrence of a California Species of Special Concern (SSC). Replacement habitat acres should further increase with the occurrence of a CESA-listed threatened or endangered species.

In addition, CDFW recommends the SEIR provide measures where future development facilitated by the Project avoid and minimize removal of any native trees, large and dense-canopied native and non-native trees, and trees occurring in high density. If trees are removed, CDFW recommends future development facilitated by the Project provides replacement to compensate for temporal or permanent loss habitat within a project site. This includes replacing understory vegetation (e.g., ground cover, subshrubs, and shrubs). CDFW recommends planting native tree species that are beneficial to birds.

- 13) Bats. Trees in proposed housing sites could provide suitable habitat for bat roosts. Removing trees supporting bat roosts could have direct and/or indirect impacts on bats and roosts. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment (Fish & G. Code, § 4150; Cal. Code of Regs., § 251.1). In addition, some bats are considered SSC. CEQA provides protection not only for CESA-listed species, but for any species including but not limited to SSC which can be shown to meet the criteria for State listing. These SSC meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Take of SSC could require a mandatory finding of significance (CEQA Guidelines, § 15065). Accordingly, CDFW recommends the SEIR provide measures where future development facilitated by the Project provides surveys for bats and roosts. The project-level environmental document should disclose and discuss potential impacts on bats/roosts. If necessary, to reduce impacts to less than significant, the project-level environmental document should provide bat-specific avoidance and/or mitigation measures [CEQA Guidelines, § 15126.4(a)(1)].
- 14) Los Angeles County Significant Ecological Areas (SEAs). The Project area, specifically Sites A, B, C, I, M, and S, is within or adjacent to the Santa Monica Mountains SEA. [Los Angeles County Significant Ecological Areas](#) are officially designated areas within Los Angeles County identified as having irreplaceable biological resources (LACDRP 2019). These areas represent the wide-ranging biodiversity of Los Angeles County and contain some of Los Angeles County's most important biological resources. CDFW recommends the SEIR provide a discussion of Project impacts on the Santa Monica Mountains SEA.

General Comments

- 1) Disclosure. An environmental document should provide an adequate, complete, and detailed disclosure about the effect which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, §15151). Adequate disclosure is necessary so CDFW may provide comments on the adequacy of proposed avoidance, minimization, or mitigation measures, as well as to assess the significance of the specific impact relative to plant and wildlife species impacted (e.g., current range, distribution, population trends, and connectivity).

Allison Cook
City of Agoura Hills
October 20, 2021
Page 12 of 17

- 2) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures [CEQA Guidelines, §§ 15002(a)(3), 15021]. Pursuant to CEQA Guidelines section 15126.4, an environmental document “shall describe feasible measures which could mitigate for impacts below a significant level under CEQA.”
- a) Level of Detail. Mitigation measures must be feasible, effective, implemented, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, § 15126.4). A public agency “shall provide the measures that are fully enforceable through permit conditions, agreements, or other measures” (Pub. Resources Code, § 21081.6). CDFW recommends that the City provide mitigation measures that are specific, detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097). Adequate disclosure is necessary so CDFW may provide comments on the adequacy and feasibility of proposed mitigation measures.

Disclosure of Impacts. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by a project as proposed, an environmental document should include a discussion of the effects of proposed mitigation measures [CEQA Guidelines, § 15126.4(a)(1)]. In that regard, an environmental document should provide an adequate, complete, and detailed disclosure about a project’s proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures.

- 3) Biological Direct, Indirect, and Cumulative Impacts. The SEIR should provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. The SEIR should address the following:
- a) A discussion regarding Project-related indirect impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands [e.g., preserve lands associated with a Natural Community Conservation Plan (Fish & G. Code, § 2800 et. seq.)]. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully analyzed and discussed in the SEIR;
- b) A discussion of both the short-term and long-term effects of the Project on species population distribution and concentration, as well as alterations of the ecosystem supporting those species impacted [CEQA Guidelines, § 15126.2(a)];
- c) A discussion of potential adverse impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures;
- d) A discussion of Project-related changes on drainage patterns; the volume, velocity, and frequency of existing and post-project surface flows, polluted runoff, soil erosion and/or

Allison Cook
City of Agoura Hills
October 20, 2021
Page 13 of 17

sedimentation in streams and water bodies, and post-project fate of runoff from the project site. The discussion should also address the potential water extraction activities and the potential resulting impacts on the habitat (if any) supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included;

- e) An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the SEIR; and,
 - f) A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant and wildlife species, habitat, and vegetation communities. If the City determines that the Project would not have a cumulative impact, the SEIR should indicate why the cumulative impact is not significant. The City's determination be supported by facts and analyses [CEQA Guidelines, § 15130(a)(2)].
- 4) Project Description and Alternatives. To enable adequate review and comment on the proposed Project from the standpoint of the protection of fish, wildlife, and plants, CDFW recommends the following information be included in the SEIR:
- a) A complete discussion of the purpose and need for, and description of the proposed Project;
 - b) Pursuant to CEQA Guidelines section 15126.6(a), an environmental document "shall describe a reasonable range of potentially feasible alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project." CEQA Guidelines section 15126.6(f)(2) states if the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion and should include reasons in the environmental document; and,
 - c) A range of feasible alternatives to the Project location to avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas. CDFW recommends the City consider configuring the Project's potential development footprint in such a way as to fully avoid impacts to sensitive and special status plants and wildlife species, habitat, and sensitive vegetation communities. CDFW also recommends the City consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes from any future development. As a general rule, CDFW recommends reducing or clustering the development footprint to retain unobstructed spaces for vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space.

Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6). The EIR "shall" include sufficient information about each

Allison Cook
City of Agoura Hills
October 20, 2021
Page 14 of 17

alternative to allow meaningful evaluation, public participation, analysis, and comparison with the proposed Project (CEQA Guidelines, § 15126.6).

- d) Where the Project may impact aquatic and riparian resources, CDFW recommends the City consider alternatives that would fully avoid impacts to such resources. CDFW also recommends alternatives that would allow not impede, alter, or otherwise modify existing surface flow, watercourse and meander, and water-dependent ecosystems and vegetation communities. Project-related designs should consider elevated crossings to avoid channelizing or narrowing of streams. Any modifications to a river, creek, or stream may cause or magnify upstream bank erosion, channel incision, and drop in water level and cause the stream to alter its course of flow.
- 5) Data. CEQA requires that information developed in environmental impact reports be incorporated into a database which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special status species and natural communities detected by completing and submitting [CNDDB Field Survey Forms](#) (CDFW 2021f). The City should ensure data collected for the preparation of environmental documents be properly submitted, with all data fields applicable filled out. The data entry should also list pending development as a threat and then update this occurrence after impacts have occurred.
- 6) Use of Native Plants and Trees. CDFW strongly recommends avoiding non-native, invasive plants for landscaping and restoration, particularly any species listed as 'Moderate' or 'High' by the [California Invasive Plant Council](#) (Cal-IPC 2021). CDFW supports the use of native species found in naturally occurring vegetation communities within or adjacent to a project site. Where a project may need to replant trees, CDFW supports planting species of trees and understory vegetation (e.g., ground cover, subshrubs, and shrubs) that create habitat and provide a food source for birds.
- 7) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of removing an individual from a project site and permanently moving it to a new location. CDFW generally does not support the use of translocation or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. Studies have shown that these efforts are experimental and the outcome unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals and their habitats.
- 8) Compensatory Mitigation. An environmental document should include mitigation measures for adverse project-related direct or indirect impacts to sensitive and special status plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project-related impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement, financial assurance and dedicated to a qualified entity for long-term management and monitoring. Under Government Code, section 65967, the Lead Agency must exercise due diligence in reviewing the qualifications of a

Allison Cook
City of Agoura Hills
October 20, 2021
Page 15 of 17

governmental entity, special district, or nonprofit organization to effectively manage and steward land, water, or natural resources on mitigation lands it approves.

- 9) Long-term Management of Mitigation Lands. For proposed preservation and/or restoration, an environmental document should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate non-wasting endowment should be set aside to provide for long-term management of mitigation lands.

- 10) Wetland Resources. CDFW, as described in Fish and Game Code section 703(a), is guided by the Fish and Game Commission's (Commission) policies. The [Wetlands Resources](#) policy the Commission "...seek[s] to provide for the protection, preservation, restoration, enhancement and expansion of wetland habitat in California" (CFGF 2020). Further, it is the policy of the Fish and Game Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion that would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be 'no net loss' of either wetland habitat values or acreage. The Commission strongly prefers mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values."
 - a) The Wetlands Resources policy provides a framework for maintaining wetland resources and establishes mitigation guidance. CDFW encourages avoidance of wetland resources as a primary mitigation measure and discourages the development or type conversion of wetlands to uplands. CDFW encourages activities that would avoid the reduction of wetland acreage, function, or habitat values. Once avoidance and minimization measures have been exhausted, a project should include mitigation measures to assure a "no net loss" of either wetland habitat values, or acreage, for unavoidable impacts to wetland resources. Conversions include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks, which preserve the riparian and aquatic values and functions for the benefit to on-site and off-site wildlife populations. CDFW recommends mitigation measures to compensate for unavoidable impacts be included in the SEIR and these measures should compensate for the loss of function and value.

 - b) The Fish and Game Commission's Water policy guides CDFW on the quantity and quality of the waters of this State that should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this state; prevent the degradation thereof caused by pollution and contamination; and, endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife. CDFW recommends avoidance of water practices and structures that use excessive amounts of water, and minimization of impacts that

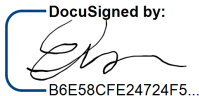
Allison Cook
City of Agoura Hills
October 20, 2021
Page 16 of 17

negatively affect water quality, to the extent feasible (Fish & G. Code, § 5650).

Conclusion

We appreciate the opportunity to comment on the NOP for the City of Agoura Hills General Plan Update to assist the City of Agoura Hills in identifying and mitigating Project impacts on biological resources. If you have any questions or comments regarding this letter, please contact Ruby Kwan-Davis, Senior Environmental Scientist (Specialist), at Ruby.Kwan-Davis@wildlife.ca.gov or (562) 619-2230.

Sincerely,

DocuSigned by:

B6E58CFE24724F5...

Erinn Wilson-Olgin
Environmental Program Manager I
South Coast Region

ec: CDFW

Erinn Wilson-Olgin, Los Alamitos – Erinn.Wilson-Olgin@wildlife.ca.gov
Victoria Tang, Los Alamitos – Victoria.Tang@wildlife.ca.gov
Ruby Kwan-Davis, Los Alamitos – Ruby.Kwan-Davis@wildlife.ca.gov
Felicia Silva, Los Alamitos – Felicia.Silva@wildlife.ca.gov
Julisa Portugal, Los Alamitos – Julisa.Portugal@wildlife.ca.gov
Frederic Rieman, Los Alamitos – Frederic.Rieman@wildlife.ca.gov
Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov
CEQA Program Coordinator, Sacramento – CEQACommentLetters@wildlife.ca.gov
State Clearinghouse, Office of Planning and Research – State.Clearinghouse@opr.ca.gov

References:

- Block, W.M., Morrison, M.M., Verner, J. 1990. Wildlife and oak-woodland interdependency. *Fremontia* 18(3):72-76.
- [Cal EPA] California Environmental Protection Agency, California Natural Resources agency, California Department of Food and Agriculture, California Air Resources Board, and California Strategic Growth Council. 2019. Draft California 2030 Natural and Working Lands Climate Change Implementation Plan. Available from: <https://ww2.arb.ca.gov/resources/documents/nwl-implementation-draft>
- [CDFWa] California Department of Fish and Wildlife. 2021. Natural Communities. Accessed at: <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities>.
- [CDFWb] California Department of Fish and Wildlife. 2021. California Natural Diversity Database. Available from: <https://wildlife.ca.gov/Data/CNDDDB>
- [CDFWc] California Department of Fish and Wildlife. 2021. Survey and Monitoring Protocols and Guidelines. Available from: <https://wildlife.ca.gov/conservation/survey-protocols>
- [CDFWd] California Department of Fish and Wildlife. 2021. California Natural Diversity Database in BIOS. [Accessed: 15 October 2021]. Available from: <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018408-cnddb-in-bios>

Allison Cook
City of Agoura Hills
October 20, 2021
Page 17 of 17

- [CDFWe] California Department of Fish and Wildlife. 2021. Lake and Streambed Alteration Program. Available from: <https://wildlife.ca.gov/Conservation/LSA>.
- [CDFWf] California Department of Fish and Wildlife. 2021. Submitting Data to the CNDDDB. Available from: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>
- [CDFW] California Department of Fish and Wildlife. 2020. Notice of Findings - Mountain Lion ESU declared a candidate species. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=178623&inline>
- [CDFW] California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. Accessed at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>)
- [CDFW] California Department of Fish and Wildlife. 2017. California Terrestrial and Vernal Pool Invertebrates of Conservation Priority. Accessed at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=157415&inline>
- [CFGCC] California Fish and Game Commission. 2020. Policies. Retention of Wetland Acreage and Habitat Values. Accessed: <https://fgc.ca.gov/About/Policies/Miscellaneous>.
- [CDFW] California Department of Fish and Wildlife. 2015. SWAP Final 2015 Document. Available from: <https://wildlife.ca.gov/SWAP/Final>
- [CDFW] California Department of Fish and Wildlife. 2013. CDFW Departmental Bulletin. Human/Wildlife Interactions in California: Mountain Lion Depredation, Public Safety, and Animal Welfare. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68271&inline>
- [Cal-IPC] California Invasive Plant Council. 2021. The Cal-IPC Inventory. Available from: <https://www.cal-ipc.org/plants/inventory/>
- [CNRA] California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update. California's Climate Adaptation Strategy. Available from: <https://files.resources.ca.gov/climate/safeguarding/>
- County of Los Angeles. 2021. Open Data. Fire Hazard Severity Zones. [Accessed 15 October 2021]. Available from: <https://data.lacounty.gov/dataset/Fire-Hazard-Severity-Zones/jwq2-9k5y>
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Fish and Wildlife Service. FWS/OBS-79/31. Washington, DC.
- eBird. 2021. Explore Hotspots. Hotspot name = "Kanan Rd. at Cornell Rd.—oaks". [Accessed 18 October 2021.] Available from: <https://ebird.org/hotspots?hs=L835992&yr=all&m=>
- [LACDRP] Los Angeles County Department of Regional Planning. 2019. Significant Ecological Areas Program. Maps. Available from: <https://planning.lacounty.gov/site/sea/maps/>
- Griffin and Muick. 1990. California Native Oaks: Past and Present. Fremontia 18(3): 4-12.
- Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2009. A Manual of California Vegetation, 2nd ed. ISBN 978-0-943460-49-9.
- [USFWSa] United States Fish and Wildlife Service. 2021. Wetlands Mapper. [Accessed 15 October 2021]. Available from: <https://www.fws.gov/wetlands/data/mapper.html>.
- [USFWSb] U.S. Fish and Wildlife Service. 2021. USFWS Threatened & Endangered Species Active Critical Habitat Report. Online Mapper. Environmental Conservation Online System [Accessed 15 October 2021]. Available from: <https://ecos.fws.gov/ecp/report/table/critical-habitat.html>

Allison Cook

From: Kimberly Rodrigues
Sent: Monday, October 25, 2021 9:16 AM
To: Penny Sylvester
Cc: Denice Thomas; Allison Cook; 'Nicholas Ghirelli'
Subject: FW: Remove the 2 shipping center

FYI - this received in my personal email and received confirmation it was intended for the Planning Commission.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk
Serving the Public with Integrity and Professionalism City of Agoura Hills
30001 Ladyface Court | Agoura Hills, CA 91301-2583
A 818.597.7303 Direct | 📠 818.597.7352 | krodrigues@agourahillscity.org
🌱🌱Please consider the environment before printing this email

-----Original Message-----

From: michele lapenna [REDACTED]
Sent: Thursday, October 21, 2021 11:18 AM
To: Kimberly Rodrigues <KRodrigues@agourahillscity.org>
Subject: Remove the 2 shipping center

Please send to all the city council members and city Thank you Michele LaPenna
manager

Sent from my iPhone

Allison Cook

From: Michelle Santucci [REDACTED]
Sent: Friday, October 22, 2021 2:18 PM
To: Allison Cook
Cc: Michelle Santucci
Subject: Scoping Meeting

Hello. I am a 22+ year resident of Oak Park and I am against any new housing development at sites 20, 21 and 22 along Kanan Road. While I am in favor of affordable housing in our community, these sites should be removed from consideration for the following reasons:

1. Safety (fire evacuation, emergency response, traffic, pedestrian, students and cyclists)
2. Infrastructure demand (road, electrical grid)
3. Environmental (air, noise and light pollution)

Existing, including long vacant buildings should be looked at first to provide affordable housing. Re-zoning of these properties should be considered as an alternative to adding to the gridlock along Kanan Road (from OPHS to Agoura Road).

Despite the Council's statement that the community was given ample time and opportunity to voice concerns in advance, this is simply not true for the residents of Oak Park. Now that we know, we are voicing our concerns for developing the said shopping center for any type of housing growth.

Sincerely,

Michelle Santucci
Oak Park Resident

Allison Cook

From: JoAnn Goldhammer [REDACTED]
Sent: Saturday, October 23, 2021 7:34 AM
To: Allison Cook
Subject: Additional Housing Units in Agoura Hills

I am writing to share my concern about additional housing units in Agoura Hills. Our once sleepy. As a resident and homeowner for over 35 years, I am very distressed at the consideration. The traffic on Kanan Road had gotten so bad, that it often takes fifteen minutes to enter the freeway from Thousand Oaks Blvd. Please know we do not support this idea of an additional 500 units.

JoAnn Goldhammer

Sent from my iPad

Allison Cook

From: Craig Kronfeld [REDACTED]
Sent: Saturday, October 23, 2021 7:53 AM
To: Allison Cook
Subject: Scoping Meeting

To Whom It May Concern:

I have lived in Oak Park for 30 years. The traffic coming down Kanan Road in the morning is a nightmare. It always has been and always will be. I have talked to numerous people and left numerous messages. Nothing has been done to fix the problem. Then the new Canwood street opened up which creates even more traffic. Coming off the 101 freeway in the afternoon is another nightmare.

We DO NOT need 500 new homes and the added traffic. DO NOT put mom and pop businesses out of work. DO NOT allow property values to come down. That is why most of us moved out to this area.

Craig Kronfeld
[REDACTED]
Oak Park, Ca. 91377

[REDACTED]

Allison Cook

From: Leticia Aloï [REDACTED]
Sent: Saturday, October 23, 2021 1:28 PM
To: Allison Cook
Subject: opposing Agoura Housing Plan

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Allison,

Please note I grew up in Agoura Hills and my parents still reside in the Fountainwood track since 1973 . I oppose the proposed development. on Kanan Rd .

There is way too much traffic to begin with on this Rd and dangerous to exit when the fires come Please consider a different area that does not interfere with the traffic flow.

Thank you
Sincerely ,

Leticia Aloï
Malibu Homeowner

Allison Cook

From: Rich Malfatti [REDACTED]
Sent: Saturday, October 23, 2021 8:46 AM
To: Allison Cook
Cc: Forward Rich Malfatti
Subject: Scooping Meeting

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear City Attorney,

As a long time resident of Agoura Hills I am concerned with the city council discussion about adding 500 housing units on Kanan Road. Since Kanan Road is the only viable means of egress in the event of an emergency (case in point, the recent fires), I firmly oppose this idea.

Richard J. Malfatti
[REDACTED]
Agoura Hills, CA 91301

Sent from my iPhone

Allison Cook

From: barney desimone [REDACTED]
Sent: Saturday, October 23, 2021 6:54 PM
To: Allison Cook
Subject: Apartments at Kanan Rd and Thousand Oaks Bl

NO!



CITY OF AGOURA HILLS

2021 OCT 26 PM 12:05

CITY CLERK'S OFFICE

September 7, 2021

Item: Locations Affordable Housing, City Council hearing September 8

Dear City Council:

We request that you **add** these proposed locations for Agoura Hills affordable housing to the vacant properties south of the 101 on Dorothy Drive and Palo Comado Canyon Road. These areas are near a bus stop, Line 161, which is critical for the lowest income affordable units. Two apartment complexes in these vacant parcels could supply all the needed units in Agoura Hills required by our state.

Agoura Hills can apply for grants (state of California, HUD, Many Mansions, etc) to match the purchase price for the parcels. Agoura Hills could also sell their Colody parcel for 1 house (as that part of Colodny has a huge parking problem for its residents) and put those funds into the housing mix for these locations south of 101 on Dorothy and Palo Comado Canyon Road. Developers can then bid for the land and ownership (with help from matching funds) of the two or more apartment complexe's projects. Various developers can bid to do the projects with help to buy and build the apartment buildings from the state, HUD, Many Mansions grant, etc..

Please do not leave this area out as it is nearest a bus stop and freeway access for access to jobs. This area will not impact the wildlife corridor as it is not located near the proposed wildlife bridge. There are other commercial and residential developments nearer the wildlife bridge and corridor..

We request that you **remove** the housing units proposed for Agoura Hills' historical low lying neighborhood shopping centers (Ralphs and Vons) areas. Adding two stories to the existing low lying buildings here will cause significant environmental Impacts and resident opposition. The intersection at TO Blvd and Kanan already has intolerable traffic at peak times.. In addition, there is not enough customer parking now at busy times and views of the scenic hillsides would be blocked increasing the heights of these neighborhood shopping centers.

Thanks!

Mary Wiesbrock
Mary Wiesbrock, Chair

October 16, 2021

RE: Scoping NOP comments

Dear Chair Mogri and Planning Commissioners:

Housing Element and Circulation Element Scope

Discuss directing staff to remove Housing Sites O (20), P (21), Q (22) from the Housing Element site map because of traffic congestion and emergency evacuation route constraints. (We know that traffic is a number one concern of residents.) Looking at Page 4 of the Agoura Hills Notice of Preparation (NOP), Table 2 lists the proposed housing sites. It shows the total Max Dwelling Unit Capacity as 2,330 units. However, only 1,590 units are required to get the 318 RHNA affordable units Agoura Hills needs, based on 20% of the total units being affordable.

Therefore, Site O, P, and Q (which total max units of 564) are not needed even if the landowners provide 20% affordable. The city has turned in 2,330 max total Dwelling Units which is 740 more units than is needed to meet RHNA. (1590 times 20%= 318.) Therefore, please discuss removing these 3 neighborhood shopping center sites from the scope of the Housing Element Map.

The Housing element scope should include this carrot: If the landowner/developer decides to allow more than 20% affordable units on locations, the city (in appreciation) will apply for financial assistance from the Governor's billion-dollar affordable housing bond. Discuss choosing the new site near the underutilized newly-widened Reyes Adobe bridge. (attached picture) That would distribute the affordable units more equitably throughout Agoura Hills and utilize uncongested roads.

Discuss directing staff for a more adequate scope and less controversial locations

- 1) to add this new vacant BP-M office site to potential housing sites
- 2) to remove O, P, and Q (20,21,22)
- 3) to conduct an inventory of all vacant and partially vacant offices as the new housing law does not prohibit looking at underutilized office/manufacturing/industrial
- 4) to continue LOS analysis in the Circulation element as traffic is our number one voter concern. Just add VMT and continue including LOS as other cities are doing. LOS should not be replaced.

Mary Wiesbrock

Mary Wiesbrock, Chair (saveopenspace.com)

attachments

Potential Site
Site 23 (new Map ID= U): Agoura Hills Business Park

Location: 30801 Agoura Road
Acres: 6.33
Zoning:
General Plan: BP-M
Current Use: Vacant

Res. Units Proposed 100-200/TBD
Afford. Units 100(50%)/TBD
Units per Acre 15 or TBD
Counted on Prior Cycle: No

Opportunities
Provisions for substantial units to meet RHNA
Severely Underutilized parcel/vacant office
Minimal enviro constraints (EIR done 1989 for this BP project)

No discussions with landowner/seller

Constraints:
Only needs GPA Housing Element Update and Zone Change

Mary Wiesbrock, Chair (saveopenspace.com)



AVAILABLE FOR SALE / LEASE
818.223.4380
Walt Properties



October 26, 2021

From: STACK - Save The Agoura Cornell Knoll

To: Agoura Hills City Council

RE: " Scoping" Comments, for the record on the Scope and Content of Environmental Information

STACK respectfully submits our comments to be put in the official record of the Scope of the Environmental information necessary for adequate Housing, Circulation and Safety Elements.

Please note that after careful consideration of the fact that the Kanan and Thousand Oaks Blvd intersection is now functioning at an unacceptable LOS, we no longer consider the 3 neighborhood shopping sites as viable sites for additional units other than the 60 already allowed by the current General Plan. This intersection is a key artery for over 5000 people evacuating from wind driven fires and the addition of 500 housing units at these locations will further impact safety for all.

Housing

- The impacted intersection at Kanan and Thousand Oaks Blvd is now functioning at an unacceptable LOS even without the traffic generated by an addition of a max of 564 units (the vast majority market rate) This area functions as a major evacuation route from our now frequent fast moving Santa Ana wind blown fires and is the main route out for over 5000 people.
- As confirmed by the city attorney at the October 22 Planning Commission meeting, this SEIR can include an alternatives analysis and Housing Sites/ Locations can be removed and/or added.

Circulation Element

- We request that the city's general plan continue to use the traffic analysis of LOS at the intersections. The number one concern of the residents of Agoura Hills is traffic. Just add the new VMT analysis to LOS. Do not get rid of LOS as this analysis is more concrete and is reflective of intersection conditions,
- Detail on a map Kanan Road as a major evacuation route

Safety

The Safety Element needs to add that Kanan Road serves as a major evacuation route. In addition, a discussion of the more frequent fast burning Santa Ana fires should be included. Changed environmental climate conditions are causing worsening drought resulting in more frequent fires and more fast moving fires. Kanan Road needs to be designated an official evacuation route to save lives.

Most sincerely,

Steve Hess STACK spokesperson



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



October 28, 2021

Ms. Allison Cook, Assistant Planning Director
City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, California 93101

CITY OF AGOURA HILLS
2021 OCT 28 PM 4:36
CITY CLERK'S OFFICE

Dear Ms. Cook:

**REVIEW COMMENTS
NOTICE OF PREPARATION
SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE
CITY OF AGOURA HILLS GENERAL PLAN HOUSING, LAND USE, SAFETY,
AND CIRCULATION ELEMENTS UPDATE**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the September 2021 Notice of Preparation of a Subsequent Program Environmental Impact Report (SEIR) for the City of Agoura Hills General Plan Housing, Land Use, Safety, and Circulation Elements Update (Update). The proposed Updates are generally located in all the lands within the City of Agoura Hills (City) General Plan Planning Area. The City is updating its existing General Plan including the Housing, Land Use, Safety, and Circulation Elements. The SEIR evaluates the anticipated residential development buildout of the Planning Area addressing regional housing need as well as changes to the Land Use designations including revisions to the Land Use Map. The SEIR also indicated that a re-zoning program must be in place and that the City would later implement it. In addition, technical amendments would be made to the Safety Element to achieve compliance with state, regional, and local policies and guidelines. Minor updates would also be made to the Circulation Element replacing references to adopted level of service thresholds with vehicle miles traveled as a metric to evaluate traffic impacts of proposed developments.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

October 28, 2021

The Department's Malibu-Lost Hills Sheriff's Station (Station) currently provides law enforcement services to the City. Although these changes do not reflect on a specific project at this time, the proposed Update may affect the level of service required by our Department when a proposed project is contemplated. For example, the proposed Update will increase resident, employees and daytime population of the Station's service area which will generate an increased demand for law enforcement services at anticipated buildouts. The Station expects the EIR to describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance. If future development occurs related to the Update within the City, the Department's Contract Law Enforcement Bureau shall be informed during the planning phases so that potential impacts and its cost implications to our resources, operations, and law enforcement services contract may be properly re-evaluated and amended as necessary.

Also, for future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me at (323) 526-5667, or your staff may contact Ms. Rochelle Campomanes of my staff, at (323) 526-5614.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Tracey Jue, Director
Facilities Planning Bureau

From: Karen Brickell
To: [Allison Cook](#)
Subject: Low Income Housing Development in Agoura
Date: Sunday, October 31, 2021 6:43:41 PM

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Hello,

I have lived in this area for over 35 years and have seen enormous amounts of growth and development. I have also seen a lack of planning for traffic with the development and neglect of safety evaluation with the possibility of fires in a fire prone area. Please consider human safety versus the financial gains of development that is cumbersome to the already over crowded area with excess traffic.

Sincerely,
Karen Brickell

[Sent from AT&T Yahoo Mail on Android](#)

From: Marla Axelrode
To: [Allison Cook](#)
Subject: Scoping Meeting
Date: Sunday, October 31, 2021 8:17:55 PM

October 31, 2021

To Whom it May Concern:

I live in Oak Park in the Chambord neighborhood off of Kanan Road. I am very concerned about the plan on the Agoura Hills Housing map to make low-cost housing in the three shopping centers on Kanan Road in Agoura Hills. I do agree that low-cost housing is a good idea, but I absolutely think this is the worst possible location for the plan. First of all, we live in a fire hazard area and my family and neighbors have had to evacuate twice already since 2000. Kanan Road is the main road that is used for evacuation during these evacuations. Second, Kanan Road is used for homeowners and students to get to work and school. There are two high schools on Kanan Road, with elementary and middle schools just off of Kanan Road. On a regular basis, there is a great deal of traffic on this road which delays being on time to work and school. Third, if there are hundreds of apartments built in an already overcrowded area, the homeowners will not be able to access the local businesses. If there are hundreds of apartments built above a market and in a shopping center with businesses we regularly visit, the parking spaces will be filled up with visitors to the apartment building.

I did see that a new location has been suggested on Agoura Road where the former Farmer's office building was located. I personally don't know if that is the best location, but I do feel there are many other options for low-cost housing. When I walk on Agoura Road between Kanan and Reyes Adobe Road, I can see many office buildings that look vacant.

I'm hoping that the location of the low-cost housing will be further analyzed and those in charge will see that Kanan Road is not the right choice. I'm sure there can be a good answer for the housing issue and I look forward to hearing more about these plans. If you need any further information from me, please feel free to email me. Thank you.

Sincerely,

Marla Axelrode
A concerned homeowner


Oak Park, CA 91377

From: Kimberly Rodrigues
To: [Planning Commissioners](#); ["Nicholas Ghirelli"](#); [Allison Cook](#); [Denice Thomas](#); [Jessica Cleavenger](#)
Cc: [Nathan Hamburger](#); [Ramiro Adeva](#)
Subject: FW: Housing development on Kanan Rd.
Date: Wednesday, October 20, 2021 10:07:47 AM

Good morning - the following email received on my City email this morning. It will be posted to the website.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk
Serving the Public with Integrity and Professionalism
City of Agoura Hills
30001 Ladyface Court 1 Agoura Hills, CA 91301-2583
A 818.597.7303 Direct | 818.597.7352 | krodrigues@agourahillscity.org
Please consider the environment before printing this email

-----Original Message-----

From: Patricia Alo [REDACTED]
Sent: Wednesday, October 20, 2021 9:57 AM
To: Kimberly Rodrigues <KRodrigues@agourahillscity.org>
Subject: Housing development on Kanan Rd.

We live in the Fountainwood development. With schools back in session it can take 15 minutes or more to get from Fountainwood to the freeway. Why in the world would you make way for 554 apartments on Kanan and expect us to get to safety when another fire irrupts ? Kanan is a nightmare now. Please reconsider someplace along the 101 zone so we can all have a chance for survival if the next Woolsey fire occurs.
We are the smallest of cities around us. We have one exit in and one out. God help us when the next fire comes along. Please consider your citizens safety first.

Sent from my iPhone

October 21, 2021

comments@agourahillscity.org

cc: ACook@agourahillscity.org

RE: Agenda Item #2 -re AH General Plan NOP of a subsequent program EIR- General Housing Plan, Land Use, Safety & Circulation Elements Update.

- 1.) PRISMM is opposed potential housing sites O, P & Q as these sites impact the intersection of Kanan Rd & Thousand Oaks Blvd which is now functioning at an unacceptable LOS without the addition of over 500 high-density units. Kanan Road is a major evacuation route for over 5000 people from frequent fast-moving Santa Ana blown wildfires north of the freeway and twice that many south of the freeway. The most appropriate sites for high-density, state mandated housing must not be located on the Kanan evacuation corridor, neither north nor south of the US 101. Please exclude any consideration of more density at Kanan intersections already functioning at a level inconsistent with our General Plan LOS at peak times including mid-afternoon school pick up-peak, rush hour and weekend beach traffic south of the US 101. Please remove locations A, B, O, P & Q from the Proposed Housing site list. These inappropriate sites will directly impact severely congested intersections at peak times . In addition, Kanan Road serves as the primary evacuation route, both north and south of the freeway. During the Woolsey Fire residents of Oak Park and Agoura Hills reported taking 45 minutes to reach the 101 Freeway while trying to evacuate south on Kanan Road.
- 2.) When the aforementioned proposed sites are removed from the list of proposed high density housing sites, we request that, due to “no net loss” these sites NOT be moved south of the 101 Freeway into the VHFHSZ. This southmost section of the City already bears the majority of the City’s state-mandated, high density housing load, despite it being the most dangerous place to build in the City. 15 of the 20 housing sites, over 60 acres of proposed housing sites and 1589 state mandated units are already planned for the VHFHSZ south 101 Freeway.
- 3.) We request the VHFHSZ south of 101 Freeway not be forced to carry the burden of the majority of the City’s state mandated high-density housing. This southmost section the City lies in a fragile VHFHSZ that it **shares** with over 350 square miles of fragile local, state and federal Santa Monica Mountain VHFHSZ that was decimated in the recent Woolsey Fire and is the most dangerous place in the City to build.
- 4.) We request that the City’s general Plan continue to use the traffic analysis of LOS at the intersections. The primary concern of Agoura Hills’ residents is traffic. Please add the new VMT analysis and use both VMT and LOS. Do not get rid of LOS as this analysis is more concrete and a provides clearer reflection of intersection conditions.

5.) The Safety Element needs to acknowledge and designate Kanan Road as a major evacuation route, both north and south of the US 101 Freeway, and treat it as such. Changed environmental conditions and resulting drought have increased the frequency of fast moving, Santa Ana wind-driven wildfires. California wildfires are one of the greatest safety hazards our state faces and the greatest safety risks to the residents of Agoura Hills and neighboring communities who rely upon Kanan Road in times of crisis.

Respectfully submitted,

Rae Greulich for
PRISMM
Protectors & Residents in the Santa Monica Mountains

Jessica Cleavenger

From: Ronald Monitz [REDACTED]
Sent: Thursday, October 14, 2021 8:16 AM
To: Comments
Subject: Scoping meeting

Kanan traffic is already overburdened and intolerable for the residents or the City.

Ronald M. Monitz
Monitz & Walker, P.C.

[REDACTED]

Sent from my cellphone, please pardon the spelling and punctuation.

Jessica Cleavenger

From: Chris Shahbazian [REDACTED]
Sent: Thursday, October 14, 2021 9:07 AM
To: Comments
Subject: Removal Request For housing plan #'s 20,21, and 22

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Hello Mr. Mayor and Agoura Hill City Council members

My name is Chris Shahbazian, I am an Agoura Hills Resident and also A Block Captain with the Neighborhood Watch. I'm voicing my concern regarding the new housing map proposal for Agoura Hills for locations 20, 21 and 22. I would like you to please consider removing these 3 location for your housing map.

This area already has a vast amount of traffic and congestion and adding additional housing, which could easily accommodate 500+ new unit would make the matter worse.

During the Woolsey fire this was the main fire exit route for Both Agoura Hills and Oak Park residence and the amount of traffic that developed in that intersection was absolutely insane and took resident almost 2 hours just to reach the freeway. By adding more housing, more cars and people will only make the traffic flow even worse and could be a big safety hazard.

Also, demolishing our shopping plaza to add housing in these locations will also alter the aesthetic of our small town and will cause all the current business owners to lose stores which will put a lot of people out of work and that's the last thing people want.

Also, as you know after the Woolsey fires our town got a lot of attention on the media which resulted in a large amount of burglaries in our nice quite town, and by adding more housing in this location will only attract more attention to our area then we already need. As the Neighborhood watch Captain I hear and talk to our neighbors all the time and a large majority of our community is not in favor of this. Also, just last week we started hearing about house break-in's again and we would really appreciate Some more Patrol or security cars in our area. We all need to work as a team to fix this problem and I would really appreciate you take my email into consideration.

I look forward to hearing back from you all!

Thanks and Kind Regards,
Chris Shahbazian

[REDACTED]

[REDACTED]

www.dhengineeringinc.com Web site

[REDACTED]

Confidentiality Notice: This e-mail and any attachments are intended only for the use of those to whom it is addressed and may contain information that is confidential and prohibited from further disclosure under law. If you have received this e-mail in error, its' review, use,

retention and/or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachments. Further, this e-mail transmission may contain information controlled for export purposes under the U.S. International Traffic in Arms Regulations (ITAR); if this applies, no export, sale, transfer, release or other disposition of this information is permitted without prior authorization from the U.S. Government.

Jessica Cleavenger

From: Tamir Lahav [REDACTED]
Sent: Thursday, October 14, 2021 10:15 AM
To: Comments
Subject: Additional housing units in shopping center of T.O blvd and Kanan

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

To the members of Agoura Hills City Council,
I wanted to reach out and share my dismay at the idea of you authorizing the building of 500+ additional housing units at the above mentioned shopping center.
I understand that you are obligated to provide additional area for development from the state, but surely there must be another option. This area is far and away already the busiest traffic area in all of Agoura Hills and the main artery of transportation for those of us living and sending our kids to the schools directly surrounding this area (Willow, Sumac, Agoura high, etc)

The reason many of us have moved to Agoura hills over the years is because we wanted a true suburban town that didnt have the congestion and density of most other parts of Los Angeles. The city has enough space on its periphery to allocate area for these housing units and placing them directly in this area will completely transform and forever negatively alter the main attraction to people living in this area.

I strongly urge and request you to reconsider this proposed development and go with an alternative location that will have much less of an impact on our beautiful city

Respectfully,
Tamir Lahav
Long term resident of Agoura Hills

Jessica Cleavenger

From: Samantha Bookman [REDACTED]
Sent: Thursday, October 14, 2021 12:18 PM
To: Comments
Subject: No housing at TO and Kanan Rd

I understand the need for affordable housing and I support it. However this intersection is already so busy. I think the traffic would be a nightmare and I totally oppose building housing here.

Samantha Bookman

(Sent from my iPhone)

Jessica Cleavenger

From: Noah Bookman [REDACTED]
Sent: Thursday, October 14, 2021 12:36 PM
To: Comments
Subject: reconsider Kanan/TO housing

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

To whom it may concern:

I respectfully request that the city council find an alternate location for additional housing. Kanan and TO is the busiest intersection in our city. Additional housing in that area would necessitate other infrastructure improvements that are likely infeasible (e.g., ramp up public transportation so that fewer cars are needed).

Please instead consider less populated and congested areas. I fully support the need for more housing in the area, but we need locations that can handle the additional humans, traffic, etc.

Thank you,
Noah Bookman
Resident, Hillrise Neighborhood

Jessica Cleavenger

From: Elena Resendez [REDACTED]
Sent: Thursday, October 14, 2021 3:19 PM
To: Comments
Subject: Scoping Meeting

Good Afternoon,

I have heard about the plan to add residential units to the Vons and Ralph's shopping centers and am very concerned.

My husband and I own a condo at the corner of Kanan and Thousand Oaks leaving the street now is already a hassle. Getting on the 101 in the morning is currently a 15 minute task, I cannot imagine how long it would take if we added any additional apartment communities to this specific area. It's not just traffic that is worrying what about consumption of utilities and trash?

Also why is Agoura proposing more sites than Calabassas when we are smaller in size?

Please remove locations 20, 21, and 22 from your list of proposed housing sites.

Thank you for hearing me out.

Elena

Jessica Cleavenger

From: Mike Resar [REDACTED]
Sent: Thursday, October 14, 2021 4:02 PM
To: Comments
Subject: Scope meeting

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Please remove the 3 shipping centers from your housing plan. This is simply not a good idea in these locations.

Jessica Cleavenger

From: Shawna Enyart [REDACTED]
Sent: Thursday, October 14, 2021 5:50 PM
To: Comments
Subject: Agoura Hills Proposed New Housing Sites

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello,

My family and I just bought a house in the Hillrise community of Agoura Hills. As you can imagine with rapidly rising home prices it was a stretch for us to move our family to the area but we did everything we could to get situated there for a little bit of quiet, clean streets and good schools.

I recently became aware of development plans to rezone 3 shopping centers located very close to our new home. Let me start by saying I believe California needs additional housing and I believe in mixed income housing but from what I understand these developments will be lumped, in high density and at high development costs into a few select locations. This high density strategy seems ill conceived. It will ultimately create traffic and congestion in nearby areas and isolate new residents into an undeveloped and under resourced "downtown" in addition to changing the area for existing residents.

I am writing to urge that this be planned out better with more forethought. The housing is necessary but it seems a lazy solution to lump a huge amount of additional housing into a few select locations without exploring existing spaces (office spaces no longer in use, undeveloped lots in existing neighborhoods) thereby introducing new residents into existing neighborhoods. Has a more spread out solution been explored? Are there existing spaces that could be converted into housing at less development cost, with less environmental impact? Why is it necessary to create high density congestion when other solutions may be available?

I know other areas like Santa Monica and Pacific Palisades are working very hard to identify these areas for development that will not change the flow of traffic or specifically impact one or two parts of town. This would be more beneficial to new residents, giving them the opportunity to live within the community and not be isolated into a few specific buildings and it would create less traffic in one selected area. Is it possible for Agoura to look at these alternatives to create a better living situation for current and new residents of all incomes?

Sincerely,
Shawna Enyart

Jessica Cleavenger

From: Mindy Leunis [REDACTED]
Sent: Thursday, October 14, 2021 6:27 PM
To: Comments
Subject: Scoping meeting

Please, remove the 3 neighborhood shopping centers from the list of proposed housing sites in the city of Agoura Hills. Traffic issues can not be ignored. There are already so many accidents on Kansan. What about safety issues? Listen to the members of the community! Thank you, Mindy Leunis

Jessica Cleavenger

From: John B. Floyd [REDACTED]
Sent: Thursday, October 14, 2021 8:05 PM
To: Comments
Subject: Scoping residential

Honorable counsel people

Your plan to put 500+residential units in the shopping centers in Agoura is absolutely insane. To let you know, there are multiple petitions being circulated to recall all of you who voted for this. The neighborhood will see that you or anyone in your family will never hold office again.

Sincerely,

John B. Floyd
Senior Partner
Floyd Skeren Manukian Langevin, LLP
[REDACTED]

Jessica Cleavenger

From: Alla Poura [REDACTED]
Sent: Thursday, October 14, 2021 10:19 PM
To: Comments
Subject: Scoping meeting

Please remove the three neighborhood shopping centers from your list of proposed housing sites. I moved to Agoura to escape the chaos, crime and traffic of the valley. There are times when traffic is quite heavy at that intersection. Our concern is if there is a major fire (such as the Wolsey Fire), you will create a bottleneck and trap residents.

Alla Poura

Jessica Cleavenger

From: Ubaldo Ojeda [REDACTED]
Sent: Thursday, October 14, 2021 8:47 AM
To: Comments
Subject: Scoping Meeting

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello,

I am writing a recent resident to Agoura Hills concerning the proposed residential units at the Ralphs and Vons shopping centers at Thousand Oaks Blvd and Kanan Rd. Please reconsider the location of these 3 housing units, the proposed housing sites are already in a highly congested area. There are two elementary and 1 high school within a ¼ mile, it takes at least 3 lights to move past Thousand Oaks Blvd in the morning and afternoon, the amount of additional traffic would cause more accidents not to mention parking issues for local commerce.

Living in the San Fernando valley the past 15 years my family and I have experienced what poor placement of housing units do to traffic, parking and overall quality of life. Going to Ralphs in Northridge can take up to 1hr in store not to mention circling to locate parking, in the few months we have lived here we have experienced a dramatic shift in the amount of time it takes for grocery shopping. This is one of the reasons why we moved to Agoura Hills. Reviewing the proposed zoning map there are several areas where these 3 proposed residential units can be placed, Agoura Rd and Canwood have several vacant buildings.

I am aware this is a state mandate and the city is required to add the housing units but I am sure the location of the housing units can be modified.

Regards,

Ubaldo Ojeda

Sent from [Mail](#) for Windows

Jessica Cleavenger

From: Rachel Spalding [REDACTED]
Sent: Thursday, October 14, 2021 9:52 AM
To: Comments
Subject: Scoping Meeting/Housing Sites plan for Sacramento.

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Agoura Hills City Planners,

Since moving here only two years ago from Studio City, I have already witnessed traffic growing in the area. So I was shocked to hear about your plan to build 500 units at the already-overburdened corner of Kanan and Thousand Oaks. Are you aware that in the mornings, it can take TWENTY MINUTES to get to Kanan and Thousands Oaks from Willow Elementary School, at Laro and Kanan, only one major signal away? This is due to traffic amassing at Kanan and Thousand Oaks as people fight their way to the 101 Freeway every morning (and afternoon and evening).

Therefore, I am asking that you remove the three neighborhood shopping centers in this location from your list of proposed housing sites being submitted to Sacramento. There are many other appropriate sites to build up and down Agoura Road, for example. I cannot say strongly enough that this particular corner cannot withstand the added congestion, and it is the wrong place to add such a development.

Thank you for your time,

Rachel Spalding

[REDACTED]
Agoura Hills, CA 91301

Jessica Cleavenger

From: Tal Shmargal [REDACTED]
Sent: Thursday, October 14, 2021 10:26 AM
To: Comments
Subject: Scoping meeting

Hi I am a resident of Agoura Hills for
Over 20 years.
Please remove from your scoping agenda the 3 small shopping center.

We need the centers desperately
So please do not entertain the idea
Of removing them and DO NOT
Allow more housing there

Tal Shmargal
[REDACTED]

Sent from my iPhone

Jessica Cleavenger

From: Terry Whitney [REDACTED]
Sent: Thursday, October 14, 2021 12:23 PM
To: Comments
Subject: Housing

Please do not vote for additional housing on the corner of TO Blvd. and Kanan Road. It is the most congested corner in Agoura Hills. Please do not make it worse.

Thank you,
Terry Whitney

Sent from my iPhone

Jessica Cleavenger

From: Mark Safran [REDACTED]
Sent: Thursday, October 14, 2021 2:28 PM
To: Comments
Subject: new housing units

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

To whom it may concern,

As a resident of Agoura Hills, I would like to add my comments for the proposed 500 units of housing at the corner of Kanan and Thousand Oaks Blvd. I cannot begin to think of a worse idea for this neighborhood. The infrastructure of streets, shopping and other resources are already at what any reasonable person would consider maximum capacity. Clearly this many new residents would require an expansion of the streets, additions made to the local schools and other necessary improvements that the local taxpayers would be bearing the cost of. In speaking to my neighbors, we will be involved in blocking this plan at all costs including whatever necessary legal action is needed. We would rather spend the money on preserving Agoura the way it is, than spend it on unnecessary expansion.

Thank you,

Mark Safran



Jessica Cleavenger

From: LINDA NIEBERGALL [REDACTED]
Sent: Thursday, October 14, 2021 3:38 PM
To: Comments
Subject: Scoping meeting

Please exclude the three shopping centers near the intersection of Kanan and Thousand Oaks Blvd for consideration as proposed housing sites. Traffic In that area is already very congested. During the Woolsey Fire, it was extremely difficult to get to safety because Kanan and the surrounding streets were jammed. I understand the need to identify proposed sites for additional housing, but these shopping centers should not be among them.

Linda Niebergall

[REDACTED]
Oak Park

Jessica Cleavenger

From: Tamara Zderich [REDACTED]
Sent: Thursday, October 14, 2021 4:07 PM
To: Comments
Subject: Removal of OUR shopping centers

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Absolutely not...

First, we really don't need new homes

Second, it is absolutely necessary to count with shopping centers that are of fast and easy access...where do you want us to drive to get groceries etc?...to Westlake? No, thank you... nobody in the Agoura and Oak Park has time for that...

Simply .. leave as alone! We are very happy just as things are right now!

Thank you

Tamara Zderich
Oak Park

Jessica Cleavenger

From: [REDACTED]
Sent: Thursday, October 14, 2021 5:53 PM
To: Comments
Subject: Scoping meeting

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I'm writing to request that Agoura Hills remove the three neighborhood shopping centers from your list of proposed housing sites.

The traffic on Kanan is ridiculous NOW and adding hundreds of new residents/cars will make it horrible. Our city has other places to build that are more logical.

--Lisa Schneider

[REDACTED], Agoura Hills

Jessica Cleavenger

From: Amie Holmes [REDACTED] >
Sent: Thursday, October 14, 2021 7:52 PM
To: Comments
Subject: Shopping center sites???

>> My name is Amie Holmes. I'm a nurse and I live in old Agoura....I have for 12+ years. I did not know about this. The communication did not make it to me. I strongly disagree about development plans....this place will lose all its charm. My neighbors are equally outraged.

>>

>> How can I express my opinion further? Please include me in your 'news updates'. I understand some people were dismissed from the council meeting?? Why?...Because more of us agree with THEM than we do the development plans. I can assure you that myself and ALL of my neighbors feel the same about this.

>>

>> Thank you for your time.

>>

>> Amie Holmes
[REDACTED]

Sent from my iPhone

Jessica Cleavenger

From: J P [REDACTED]
Sent: Thursday, October 14, 2021 8:23 PM
To: Comments
Subject: future projects in Agoura Hills

I would appreciate it if you would please be very transparent as to the number of apartments/multiuse centers that you plan to open and WHEN each project will begin.

With all the open space, vacant office and industrial space along canwood and agoura road, why would you tear down and put in multiuse housing centers on KANAN.

Not only is it dangerous due to Fire and other emergencies as that is a main street to exit our area, but the pollution, noise pollution, and over population of an area that was not meant to be heavy traffic.
To destroy all these businesses to add housing and then rebuild.

Look what is going on with all the new Thousand Oaks developments. The streets are a nightmare to drive , with constant roadwork. There is NO affordable housing only very small percentage in each new unit.

Why not build senior communities that are multiuse centers, with housing...

Please announce to the public via acorn or nextdoor what your plan is exactly and when you are planning to start construction for each project. We all feel blindsided here.

Jessica Cleavenger

From: George Colman [REDACTED]
Sent: Tuesday, October 19, 2021 5:37 PM
To: Comments
Subject: Re: Please Reply: RE: Yellowstone Recovery vs Costa Mesa :

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Yes

Sent from my iPhone

On Oct 19, 2021, at 4:50 PM, Comments <Comments@agourahillscity.org> wrote:

Greetings! This email address is for public comments for upcoming board meetings. Please confirm if your intent was to distribute this information to the Planning Commission for their meeting on October 21. Thank you.

City of Agoura Hills

30001 Ladyface Court | Agoura Hills, CA 91301-2583

☎ 818.597.7303 Direct | 📠 818.597.7352 | ✉ comments@agourahillscity.org

 Please consider the environment before printing this email

From: George Colman [REDACTED]
Sent: Tuesday, October 19, 2021 12:49 PM
To: Comments <Comments@agourahillscity.org>
Cc: Murtaza Mogri [REDACTED] <[REDACTED]@agourahillscity.org>
Subject: FW: Yellowstone Recovery vs Costa Mesa :

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Commissioner Mogri ..At your request I am forwarding an email , which is self explanatory. I am hopeful that consideration will now be given to the establishment of guidelines similar to Costa Mesa that governs the establishment of Sober Living Residences within our City under Zoning /Land Development, the Housing portion of the SEIR, and the SCOPING that you are venturing into .I also encourage consideration of short term rentals ,such as ABNB's which now exist ,and expected to become a future problem .There is history behind these requests dating from approximately 2015. Simply stated , residents of SLR's are an at risk population with no oversight. The concerns have been presented to the Zoning /Land Development Committee several times , as well as Doug Hooper, prior Planning Director , Greg Ramirez ,prior City Manager and Nathan Hamburger as well . I also presented

the problem to COG ,as many, if not all the City Members are confronted with the same issues .Certainly, if more clarification is needed I am available to meet and discuss .Thank you ...George Colman 5676 Colodny Drive ..818 889 6727

From: George Colman

Sent: Wednesday, September 29, 2021 3:41 PM

To: Deborah Klein Lopez; [REDACTED] g

Cc: Old Agoura Homeowners; [REDACTED]; Wolf, Jeremy;

[REDACTED] 'William D. Koehler';

Hamburger

Subject: FW: Yellowstone Recovery vs Costa Mesa

Good afternoon to you both . The opportunity has arisen ,unless the matter is appealed to the US Supreme Court ,the attached decision affirmed the group home ordinances of the City of Costa Mesa .Except for a partial remand to the lower court for a review of the clerk's award of costs against the appellant. The highest court in the land ,with the exception of the US Supreme Court, agreed that efforts to create reasonable public safety rules to maintain quality of life for our neighborhoods is lawful and correct .A victory for residents, including those exploited by unscrupulous sober living operators. That the ordinances created did not violate the Federal Fair Housing Act .We now have the opportunity to regulate with fair and reasonable guidelines, the Sober Living Residences that presently or in the future exist within our midst. Certainly ,this should now be a budget item for our City .I did what I committed to both Linda Northrup and former Councilman Bill Koehler ,requested of me .To monitor and track the existing litigation so as to be able to assure our City that implementation of Costa Mesa like guidelines, would not create a litigable issue for us and our residents .

Jessica Cleavenger

From: barney desimone [REDACTED]
Sent: Wednesday, October 20, 2021 12:07 AM
To: Comments
Subject: Housing sites

Please remove the Agoura shopping centers from the map of sites for mixed use.

Jessica Cleavenger

From: Alexandra Shimek [REDACTED]
Sent: Wednesday, October 20, 2021 8:49 AM
To: Comments
Subject: Scoping meeting

Agoura Hills remove these 3 neighborhood shopping centers from list of propose housing sites Thank you Alexandra Shimek

[REDACTED]
Weslake village , ca 91362

Sent from my iPhone

Jessica Cleavenger

From: Melissa DeGraw [REDACTED]
Sent: Tuesday, October 19, 2021 7:54 PM
To: Comments
Subject: Scoping item #2

Please remove these three shipping areas from any planned development- what a nightmare! Traffic! Fire hazard! No!

Sent from my iPhone

Jessica Cleavenger

From: Brad Kingsbury [REDACTED]
Sent: Wednesday, October 20, 2021 7:56 AM
To: Comments
Subject: Scoping Item #2

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I've lived off of Kanan, near the Agoura Rd intersection, now for 25 years. In that timeframe, the traffic has progressively gotten worse and worse, to the point of where I no longer will leave my house during certain hours of the day, since traffic is at a standstill.

Add to the fact that Kanan is the main artery for the houses throughout the Santa Monica mountains, which is fire-prone, is a disaster ready to happen.

It's my understanding that Agoura Hills currently has plans to build mixed-use housing at the 2 vacant corners at Kanan and Agoura Rd. Given the extremely severe traffic situation we have today, this would create a "perfect storm" of traffic along Kanan, such that the backup would put the main road to the beaches and into Agoura Hills at a standstill.

Please don't make Agoura Hills an unbearable place to live!

Best,
Brad Kingsbury
[REDACTED], Agoura Hills, Ca 91301

Jessica Cleavenger

From: Daniela Arcuri [REDACTED] >
Sent: Wednesday, October 20, 2021 9:59 AM
To: Comments
Subject: Kanan traffic and construction

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Traffic is so bad already... imagine with more residential units that are on project

Please NO new contractions.

Thanks

Daniela amoruso arcuri
Resident at liberty canyon.

--

Daniela Arcuri
[REDACTED]

Jessica Cleavenger

From: Katie Pederson [REDACTED]
Sent: Tuesday, October 19, 2021 8:01 PM
To: Comments
Subject: Scoping time #2

Remove the 3 Agoura hills neighborhood shopping centers from the proposed list please! It's way too much traffic Already!

[REDACTED]

Jessica Cleavenger

From: Lynne Pearlman [REDACTED]
Sent: Friday, October 15, 2021 8:00 AM
To: Comments
Subject: Affordable housing

In Agoura Hills please remove these three Neighborhood shopping centers from the proposed housing sites. Why can't you build up on the industrial parks and medical office centers all along Canwood and Agoura Road?

Thank you.



Jessica Cleavenger

From: Deborah Weise [REDACTED]
Sent: Monday, October 18, 2021 2:18 PM
To: Comments
Subject: Proposed Housing Sites in Agoura

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

The plan for your proposed housing is very alarming and disturbing and should be completely dismissed. I'm a long time resident of Agoura/Oak Park since 1968 and I've seen it all, but this one proposal definitely has me responding to your Planning Commission. I've watched traffic grow absurdly out of control over the years and many folks are already rerouting through neighborhoods to avoid Kanan Road and Thousand Oaks Boulevards and this is not fair to residents. Also, this commission should be reminded that the 2018 Woolsey Fire was an absolute nightmare to maneuver the grand exit by our residents. My family and I have lived through every single major fire in Agoura/Oak Park requiring evacuations since 1968 and 2018 was the absolute worst event ever!

*** My request is that Agoura Hills Planning Commission remove these 3 neighborhood shopping centers from their list of proposed housing sites immediately.

Thank you for all considerations regarding this very serious request. Your actions are needed immediately.

Sincerely,

Deborah Weise
Oak Park Resident
[REDACTED]

Jessica Cleavenger

From: Judy Desantis [REDACTED]
Sent: Friday, October 15, 2021 8:43 AM
To: Comments
Subject: Scoping meeting

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Agoura Hills remove these 3 neighborhood shopping centers from their list of proposed housing sites. I enjoy living in a low key community with less density and traffic congestion. I've lived here over 20 years. These quaint shopping centers are wonderful.

Thank you for your consideration.

Judy DeSantis

Sent from [Mail](#) for Windows

Jessica Cleavenger

From: Deborah Weise [REDACTED]
Sent: Monday, October 18, 2021 2:27 PM
To: Comments
Subject: Scoping Item #2

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

** resending for subject revision

The plan for your proposed housing is very alarming and disturbing and should be completely dismissed. I'm a long time resident of Agoura/Oak Park since 1968 and I've seen it all, but this one proposal definitely has me responding to your Planning Commission. I've watched traffic grow absurdly out of control over the years and many folks are already rerouting through neighborhoods to avoid Kanan Road and Thousand Oaks Boulevards and this is not fair to residents. Also, this commission should be reminded that the 2018 Woolsey Fire was an absolute nightmare to maneuver the grand exit by our residents. My family and I have lived through every single major fire in Agoura/Oak Park requiring evacuations since 1968 and 2018 was the absolute worst event ever!

*** My request is that Agoura Hills Planning Commission remove these 3 neighborhood shopping centers from their list of proposed housing sites immediately.

Thank you for all considerations regarding this very serious request. Your actions are needed immediately.

Sincerely,

Deborah Weise
Oak Park Resident
[REDACTED]

Jessica Cleavenger

From: Mary Wiesbrock [REDACTED]
Sent: Saturday, October 16, 2021 5:06 PM
To: Comments
Subject: Scoping Meeting, Item #2 Planning Commission hearing
Attachments: Scoping Changes Requested SOS.pdf; 20211015_162201_1634341793299.jpg; 20211015_162316_1634341784495.jpg

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Please confirm that these comments from SOS (requesting changes in the Housing and Circulation Elements scope) have been sent to each Planning Commissioner, part of their agenda packet, and are part of the official scoping record. (attached SOS letter and 3 attachments)

These suggested changes, made at the beginning of this process, will help facilitate a quicker and smoother approval of this SEIR.

Thanks!

Mry

GPU EIR

Public Comments (Oral) at Scoping Meeting 10-21-21

Janna Orkney (Oak Park)

Wildfire – evacuation routes

Kanan Road is major evacuation route and consider Oak Park

Safety for pedestrians, high school

Air pollution for more cars

LOS important – shows pollution will be created

Impacts on existing businesses – severely interrupted by lengthy construction

Alternatives – remove some sites or look at vacant buildings

Lynn Rollo

How will we get water to new buildings?

Fire insurance on these buildings?

Number of units – how can they put housing in these fire areas?

Congestion

Safety on Kanan Road – getting people out

Alternative sites with less congestion

Carolyn Cass-Barton (Oak Park)

Confirm previous 2 speakers

Kanan Road main access, fire danger exorbitant

Evacuation

Kanan/Thousand Oaks congestion impacted by out of district students to Oak Park High School and

Agoura High School students

Infrastructure to redevelop shopping centers will cause congestion

Pollution from cars

Take off 3 shopping center sites

Mary Wiesbrock

Alternatives to housing sites can be considered

Shopping centers were added August 3

Owners only had 1 month notice

Alternative to look at vacant, under-utilized buildings

Look at sites with more than 25 DU/AC

Keep LOS in the General Plan

APPENDIX B: DRAFT HOUSING ELEMENT

This page left intentionally blank





CITY OF AGOURA HILLS 2021-2029 HOUSING ELEMENT

PUBLIC REVIEW DRAFT

NOVEMBER 2021





CITY OF AGOURA HILLS DRAFT 2021-2029 HOUSING ELEMENT

CITY OF AGOURA HILLS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
30001 LADYFACE COURT
AGOURA HILLS, CA 91301

November 2021

Consultant to the City:



TABLE OF CONTENTS

SECTION	PAGE
I. Introduction	
A. Community Context	I-1
B. Role of Housing Element	I-2
C. Changes in State Housing Law	I-3
D. Public Participation	I-5
E. Relationship to Other General Plan Elements	I-8
II. Housing Needs Assessment	
A. Demographic Profile.....	II-1
B. Household Profile.....	II-6
C. Special Needs Populations.....	II-9
D. Housing Stock Characteristics.....	II-15
E. Regional Housing Needs Allocation	II-27
III. Housing Constraints	
A. Governmental Constraints	III-1
B. Market Constraints	III-25
C. Environmental and Infrastructure Constraints.....	III-29
IV. Housing Resources	
A. Availability of Sites for Housing	IV-1
B. Financial Resources	IV-11
C. Opportunities for Energy Conservation	IV-14
V. Housing Plan	
A. Evaluation of Accomplishments.....	V-1
B. Goals and Policies.....	V-9
C. Housing Programs	V-13
APPENDICES	
A. Glossary	
B. Affirmatively Furthering Fair Housing	
C. Housing Element Sites Inventory	
D. Public Participation	

LIST OF TABLES

TABLE		PAGE
Introduction		
I-1	New State Laws Relevant to Housing Element Update	I-3
Housing Needs Assessment		
II-1	Regional Population Growth Trends.....	II-1
II-2	Age Distribution.....	II-2
II-3	Racial and Ethnic Composition	II-3
II-4	Top Ten Employers in Agoura Hills	II-4
II-5	Employment Sectors in Agoura Hills.....	II-5
II-6	Household Characteristics.....	II-6
II-7	State Income Categories	II-7
II-8	Household Income Distribution	II-7
II-9	Los Angeles County Wages by for Selected Occupations	II-8
II-10	Special Needs Populations	II-9
II-11	Regional Housing Growth Trends	II-15
II-12	Housing Type	II-16
II-13	Housing Tenure.....	II-16
II-14	Age of Housing Stock	II-18
II-15	Survey of Vacant Rental Units	II-19
II-16	Affordability Assumptions for All ADUs.....	II-21
II-17	Regional Median Home Values	II-22
II-18	Agoura Hills Median Home Values by Size.....	II-22
II-19	Maximum Affordable Housing Cost.....	II-23
II-20	Maximum Affordable Rents	II-24
II-21	Housing Overpayment	II-25
II-22	Lower Income Renter Overpayment	II-26
II-23	Overcrowded Households.....	II-26
II-24	Regional Housing Needs Assessment	II-27
Housing Constraints		
III-1	Residential Land Use Controls.....	III-2
III-2	Parking Standards	III-3
III-3	Housing Types by Residential Zone Category	III-7
III-4	Development Fees for Residential Projects	III-18
III-5	Total Development Fees for 18-unit Multi-family Project.....	III-19
III-6	Density Limitations and Open Space Requirements	III-22
III-7	Status of Home Purchase, Refinance and Home Improvement Loans	III-26
III-8	Comparison of Zoned Densities with Built or Proposed Densities.....	III-27
Housing Resources		
IV-1	Summary of Potential Housing Units.....	IV-1
IV-2	Summary of Vacant Single-family Residential Parcels.....	IV-2

IV-3	Housing Opportunity Sites	IV-4
IV-4	Financial Resources Available for Housing Activities	IV-12
IV-5	Summary of GHG Emission Reduction Strategies	IV-16

Housing Plan

V-1	Review of Accomplishments Under 2013-2021 Housing Element.....	V-2
V-2	Summary of 2013-2021 Quantified Objectives.....	V-8
V-3	Summary Matrix of Fair Housing Issues and Actions for Mitigation	V-22
V-4	Housing Program Summary 2021-2029	V-24
V-5	2021-2029 Quantified Objectives.....	V-27

LIST OF FIGURES

FIGURE		PAGE
1	Housing Opportunity Sites	IV-5

DRAFT



I. INTRODUCTION

A. COMMUNITY CONTEXT

Located in the foothills of the Santa Monica Mountains in the Conejo Valley, Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban style development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway, and is situated approximately 36 miles west of downtown Los Angeles. Agoura Hills is known for its distinct neighborhoods, beautiful natural landscape, and array of recreational resources. The Department of Finance estimates there were 7,639 dwelling units in Agoura Hills in 2020, housing a population of 20,566 residents.

Basic land use patterns are well established in Agoura Hills. Residential neighborhoods are fully developed, with opportunities for infill primarily limited to Old Agoura, a semi-rural neighborhood characterized by an eclectic mix of old and new houses on large lots. Agoura Hills' residential neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a primary goal of the Housing Element.



The 135-acre Agoura Village Specific Plan (AVSP), originally adopted in 2008 and planned as a focal point for future mixed use development, is currently being updated to reflect current market conditions and a new set of guiding principles. The emphasis of the AVSP is shifting from residential being a secondary use to residential being a primary use, with housing unit capacities increasing from 293 to over 650 units.

The Agoura Hills 2035 General Plan, adopted in 2010, further expanded opportunities for mixed use. The nine-acre North Agoura Road Planning Area (PD 5) is identified as a future Mixed Use Center, with the goal of promoting the cohesive redevelopment of vacant and underutilized properties into a center of community commerce and living. The General Plan also introduced a new Commercial Shopping Center/Mixed Use (CS-MU) district to accommodate a mix of community-serving retail commercial uses with housing development.

While Agoura Hills is a predominately upper income community, the City does have its share of lower income households, with 24 percent of households earning less than 80 percent of the County median. In addition, many of the workers who make up Agoura Hills' workforce earn modest incomes, making it challenging to afford to live and work in the City. The median two-bedroom apartment rents for \$2,800 and the median home value is over \$1.1 million, both well above the levels affordable to low- and moderate-income households. The Housing Element sets forth a variety of programs to offer a range of housing opportunities for all economic segments of the community, including a new Affordable Housing Overlay to provide meaningful incentives to integrate affordable units within market rate developments.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, state housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Agoura Hills Housing Element is an eight-year plan extending from 2021-2029.

Agoura Hills' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's 2021-2029 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Agoura Hills' identified housing needs (Section III);
- An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources, including housing goals, policies and programs (Section V):

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new Housing Element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C presents the parcel-specific Housing Element sites inventory and photo exhibits of the sites. And finally, Appendix D provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.

C. CHANGES IN STATE HOUSING LAW

In response to California’s worsening affordable housing crisis, in each of the last several years the State Legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table I-1 represent substantive changes to state housing law since Agoura Hills’ last Housing Element was adopted and certified in 2013.

Table I-1: New State Housing Laws Relevant to Housing Element Update

Housing Bills	Bill Overview
Housing Element Sites Analysis and Reporting: AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share of regional housing needs and in certain circumstances require by-right development on identified sites. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower income needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted to HCD.
No Net Loss Zoning: SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.
Affirmatively Furthering Fair Housing: AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH sections must include a summary of fair housing issues in the jurisdiction; a summary of available fair housing data including contributing factors to fair housing issues; analysis of Housing Element sites in relation to AFFH and an AFFH program that includes meaningful action
Accessory Dwelling Units and Junior Accessory Dwelling Units: AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)	The State enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including “by right” approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet. And Junior ADUs less than 500 square feet.
Density Bonus: AB 1763 (2019), AB 2345 (2020)	Permits 100% affordable projects to be built denser and taller thru three modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to include if density bonuses have been granted.
Housing Crisis Act of 2019: SB 330	Seeks to boost homebuilding by expediting approvals for housing development, including application processing times. SB 339 also prevents jurisdictions from decreasing a site’s housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any project that includes demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households

Table I-1: New State Housing Laws Relevant to Housing Element Update

Housing Bills	Bill Overview
	must be replaced with new units that are affordable to that same income level.
Surplus Land for Affordable Housing: SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
Emergency & Transitional Housing Act: AB 139 (2019)	Amends’s assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.
Supportive Housing Streamlined Approval: AB 2162 (2018)	Requires supportive housing to be a use by right and eliminates parking if close to transit.
Safety Element Changes: SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

D. PUBLIC PARTICIPATION

The City of Agoura Hills solicited input from the public throughout the Housing Element update process. As required by state law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element, the City implemented the following public outreach program.

Public Outreach & COVID-19

Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.

Housing Element Website

A City website specifically for the Housing Element update was established to provide: 1) an overview of the Housing Element process; 2) FAQs; 3) allow for citizen input on potential housing sites and for providing other comments to the City; and 4) to announce future events (i.e., workshops, survey). In addition, presentations from public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website, including the results of the Senior Needs surveys. This is the webpage link:

[Housing Element Update | City of Agoura Hills, CA \(agourahillscity.org\)](https://www.agourahillscity.org/housing-element-update)

Public Meetings

Public input into the Housing Element update was initiated on March 30, 2021, at a joint City Council/Planning Commission workshop conducted via Zoom and available to the public via live web streaming. The purpose of the workshop was to provide background on the Housing Element, review Agoura Hills' housing needs, and discuss the City's RHNA obligation and requirement to identify additional housing sites. In addition to the information provided by the City team, representatives of the State Department of Housing and Community Development (HCD) presented information on the new Housing Element sites requirements, and responded to questions.

A second public meeting was held before the Planning Commission on May 20, 2021, to present potential housing sites and rezoning through a proposed Affordable Housing Overlay. Letters were mailed to property owners of all sites being considered informing them of the meeting, and the meeting was promoted on the City's social media and through the City e-newsletter. Commissioners suggested several additional sites for evaluation by staff, including mixed use at the shopping centers along Kanan Road, while expressing concern over certain potentially environmentally sensitive sites being considered. A member of the public commented about the importance of the Housing Element and identifying realistic development sites so that young adults have options to return to the community they grew up in.

On June 9, 2021, a third public meeting was conducted on the Housing Element before the City Council. The additional sites suggested by the Planning Commission were discussed, along with the Commission's concerns on several sites. The Council had a robust discussion on merits of the various sites, and supported the concept of the Affordable Housing Overlay (AHO) as a mechanism for getting

affordable units built. Council members felt it was important for the public to weigh in on these important decisions, and requested that staff convene an in-person resident focused public workshop. Public input received at the meeting included a comment from a property owner of one of the sites asking if the Affordable Housing Overlay allowed the existing use to remain, with the option to develop housing based on its financial feasibility (*This is true for sites in the AVSP and the shopping center sites. For other sites being rezoned to a base zone of RM-15 with the AHO, the existing use becomes existing non-conforming and can continue, but cannot be enlarged*). Another community member commented on the importance of creating objective standards tailored to different areas of the City, such as in the AVSP, shopping centers sites, etc. (*This approach is being recommended in the Element*).

A public information workshop was held at the City Recreation and Event Center on August 4, 2021, and live streamed on YouTube. The workshop was advertised twice in the Acorn newspaper and flyers promoting the workshop were mailed to all property owners of sites being considered for the housing site inventory, as well as, to the list of interested parties for the Housing Element Update. Lastly, workshop information was provided on the City’s website and via social media.

The workshop focused on educating the public about the Housing Element update and discussing potential housing sites under consideration. Participants at the workshop, which included approximately 30, were encouraged to fill out question and comment cards. Staff then answered the questions. The questions, comments and responses have been posted on the City’s Housing Element website, and are included in Appendix D to the Housing Element.



On September 8, 2021, a follow-up public meeting was conducted with the City Council to report back on input received at the Community Workshop and to receive final direction on the housing sites inventory for inclusion in the draft Housing Element. Based on input from the public, two sites were removed from the inventory: a vacant site in the Agoura Business Park (site 10), and a hillside site zoned for single-family development (site 38), resulting in a total of twenty sites in the inventory. A member of the public spoke about the importance of soliciting input from developers and property owners to ensure the objective development standards created for the AVSP facilitate development.

Senior Housing Needs Survey

In order to solicit input from one of Agoura Hills’ most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. This survey was distributed in the following ways:

- Posted on the front page of the City website
- Posted on the Housing Element Update webpage
- Advertised in the Acorn newspaper
- Put in the electronic City newsletter distributed Citywide and electronic Seniors newsletter
- Promoted via the City Facebook and Twitter accounts

A total of 96 seniors completed the Senior Housing Needs Survey. Highlights of the survey responses include:

- 55% of respondents participate in programs provided by the Community Services Department at the Agoura Hills Recreation and Event Center.
- Approximately half of respondents were connected to the City via various electronic newsletters (*Community Connect*, *City Newsletter*, *Monday Morning*). Just one-quarter of respondents received the print copy *Senior Moments* newsletter.
- On a scale of 1-5 (5 being highest), the need for affordable senior housing received the highest average score (3.57), followed by having senior housing near medical facilities and shopping (3.47), having senior housing near transit (3.05) and receiving assistance with housing maintenance (3.04).
- 13% of respondents would like information on how to provide an ADU on their property

The survey results show that, at least among those responding to the survey, Agoura Hills' seniors are fairly well informed through City Hall. And despite the City's relative affluence, affordable housing is a concern among the City's seniors.

Public Noticing and Availability of Draft Housing Element

Public notices for all meetings were mailed (either U.S. Mail or email) to individuals and entities on the interested parties list for the Housing Element update, which includes agencies representing lower income and special needs populations (see Appendix D for a copy of the mailing list). Notices were also mailed to property owners in the sites inventory and to owners of parcels in a 750-foot radius from each site. Meeting notices were posted in three locations in the City (City Hall, the Agoura Hills Library, and the Agoura Hills Recreation and Event Center), published in the Acorn newspaper, and posted on the City's website, including in the Housing Element update section. Meetings were also promoted via the City's social media platforms.

Upon completion of the draft Housing Element, the document was placed on the City's website on November 2nd, 2021, advertised in the Acorn Newspaper, and persons on the Housing Element interest list notified. The working draft Housing Element sites inventory was available on the Housing Element website throughout the public input process, and the public was encouraged to comment. Two weeks after the draft Element was made available to the public, the Element was sent to the State Department of Housing and Community Development (HCD) for its review and comment. Upon receipt of input from HCD, public hearings will be held before the Planning Commission and City Council prior to adoption of the Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 2035 Agoura Hills General Plan is comprised of nine elements organized into four overall chapters:

Community Conservation & Development

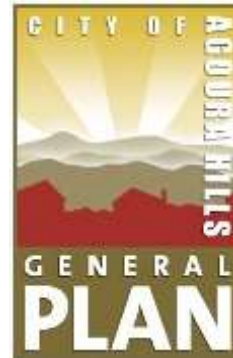
- Land Use & Community Form
- Economic Development
- Historic and Cultural Resources
- Housing

Infrastructure and Community Services

- Mobility
- Infrastructure and Utilities
- Community Services

Natural Resources

Community Safety



As part of the update of the Housing Element, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The Safety Element is being updated in conjunction with the Housing Element to address new State requirements, including climate adaptation and resiliency strategies, high fire severity zones, and integration of the City's Hazard Mitigation Plan. The Land Use and Community Form section and Land Use Map are also being updated to reflect the establishment of the Affordable Housing Overlay on Housing Element sites. Minor updates are being made to the Circulation section to reflect the new vehicle miles traveled (VMT) as a metric to evaluate environmental impacts of proposed projects, and address how Level of Service (LOS) will continue to be utilized for planning purposes.

The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.



II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City’s population and housing as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Special Needs Populations; D) Housing Stock Characteristics; and E) Regional Housing Needs Allocation.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race and ethnicity characteristics of Agoura Hills’ residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in Agoura Hills, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This Table illustrates the extremely limited amount of growth experienced in Agoura Hills during the past three decades, with one percent increase in population during the 1990s, an actual decrease in population during the 2000s and one percent increase in the 2010s. The U.S. Census documents Agoura Hills’ 2020 population at 20,566, representing an increase of approximately 230 residents over the most recent decade. In terms of future trends, the Southern California Association of Governments’ (SCAG) Demographics and Growth Forecast projects a modest 6.6 percent increase in Agoura Hills’ population over the 2016-2045 period.

Table II-1: Regional Population Growth Trends 1990 – 2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Agoura Hills	20,390	20,537	20,330	20,566	1%	-1%	1%
Calabasas	18,527	20,033	23,058	24,193	8%	15%	5%
Thousand Oaks	104,352	117,005	126,683	126,484	12%	8%	-0.2%
Westlake Village	7,455	8,368	8,270	8,212	12%	-1%	-1%
Los Angeles Co.	8,863,164	9,519,338	9,818,605	10,172,951	7%	3%	4%

Source: 1990, 2000 and 2010 Census; 2020 Dept. of Finance E5 Population and Housing Estimates.

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of Agoura Hills in 2000 and 2020, and compares this to the age distribution of Los Angeles County. As indicated in the table, in 2020, 22 percent of Agoura Hills’ residents were children under the age of 18, compared to 2000 when children comprised 30 percent of the City’s population. The decline in children is further evidenced by decline in family households with children in Agoura Hills, which dropped from 47 to 33 percent over the past two decades (refer to Table II-6 later in this chapter). Similarly, between 2009-2019, K-12 public school enrollment for schools within Agoura Hills decreased by four percent (source: Las Virgenes Unified School District).

The biggest changes to Agoura Hills’ age profile occurred in the school age (5-17 years), young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of school age children and young adults declined during the past two decades. The school age group decreased from 24 to 18 percent of the population, and declined by over 1,200 residents. The young adult age group decreased from 28 to 23 percent of the population, with a decrease of 875 persons. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population grew during the same time period, now comprising 33 percent of the City’s population, as compared to 29 percent prior, and above the Countywide average of 25 percent. This shift in growth from young adults to middle age is indicative of the area’s high for-sale housing costs and limited rental opportunities.

Finally, the percentage of seniors (65 years and older) in Agoura Hills increased significantly from six to 14 percent during this time. The population of Agoura Hills, as a whole, is aging. The City experienced the greatest numeric population increase in its two oldest age categories (middle age and seniors). The 2020 Census puts the median age of Agoura Hills at 44.0 years, more than 7 years older than the median age of 36.7 years for the County.

Table II-2: Age Distribution 2000 – 2020

Age Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,241	6%	843	4%	6%
School Age (5-17 yrs)	5,014	24%	3,743	18%	16%
College Age (18-24 yrs)	1,302	6%	1,378	7%	10%
Young Adults (25-44 yrs)	5,667	28%	4,792	23%	30%
Middle Age (45-64 yrs)	6,040	29%	6,848	33%	25%
Seniors (65+ years)	1,273	6%	2,962	14%	14%
TOTAL	20,537	100%	20,566	100%	100%
Median Age	37.6		44.0		36.7

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

3. Race and Ethnicity

Table II-3 displays the racial and ethnic distribution of Agoura Hills’ population and compares it to the Countywide distribution. The City experienced only minor change in ethnic composition over the last two decades, with Whites continuing to make up the majority (75%) of the City’s population, although this group decreased from 83 percent in 2000. In contrast, Whites comprise only 26 percent of the population Countywide.

In Agoura Hills, the racial and ethnic group that evidenced that biggest increase between 2000-2020 were Hispanics, which increased by approximately 800 persons. The proportion of Asians (8%), African Americans (2%), and Other/Two or More Races (4%) increased slightly over the last two decades. Overall, Agoura Hills’ population is much less diverse than the County as a whole.

Table II-3: Racial and Ethnic Composition 2000 – 2020

Racial/Ethnic Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	16,993	83%	15,445	75%	26%
Hispanic	1,407	7%	2,221	11%	48%
Asian/Pacific Islander	1,346	7%	1,645	8%	15%
African American	268	1%	514	2%	8%
American Indian	27	<1%	0	0%	<1%
Other/2 or More Races	496	2%	740	4%	3%
TOTAL	20,537	100%	20,566	100%	100%

Source: U.S. Census 2000; ACS 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

4. Employment

The Southern California Association of Governments’ (SCAG) Demographics and Growth Forecast estimates there was a total of 13,600 jobs in Agoura Hills in 2016, and projects a 13 percent increase in Agoura Hills’ employment by 2045, with 15,300 jobs¹. Table II-4 identifies the City’s ten largest employers.

Table II-4: Top Ten Employers in Agoura Hills

Rank	Employer	Industry	# of Employees
1	Las Virgenes Unified School District	Public Education	505
2	Bank of America	Banking	434
3	Penny Mac	Banking	256
4	Cydcor LLC	Sales	200
5	Teradyne Inc	Manufacturing	198
6	IBM Corporation	Technology	163
7	Motor Vehicle Software Corp	Technology	141
8	Nuance (formerly Touch Commerce)	Internet/Tech	140
9	Sheraton (formerly Renaissance Hotel)	Hotel	130
10	Wood Ranch BBQ & Grill	Restaurant	124

Source: Agoura Hills 2019 Comprehensive Annual Financial Report.

SCAG’s Local Profile for Agoura Hills lists jobs by various sectors in the City and are outlined in Table 5 below. As of 2017, professional and management was the largest employment sector at 32 percent, followed by education (15.6%), leisure (11.7%), and retail (11.2%). While the percentage of jobs in the professional, retail and construction sectors increased between 2007 and 2017, the manufacturing sector saw a decrease.

Almost one-third of Agoura Hills’s employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the city. The Census documents that ninety-five percent of the 9,736 persons employed within Agoura Hills commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community’s workforce.² Similarly, Agoura Hills’ residents also face long commutes, with 35 percent of the City’s employed residents commuting 25 miles or more to work (OnTheMap).

¹ Southern California Association of Governments. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

² U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>

Table II-5: Employment Sectors in Agoura Hills - 2017

Industry Sector	% Total Jobs
Professional and Management	31.7%
Education	15.6%
Leisure (Accommodation and Food Services)	11.7%
Retail Trade	11.2%
Finance	10.2%
Construction	6.4%
Wholesale Trade	4.3%
Other Services	2.7%
Manufacturing	1.9%
Information	1.8%
Transportation	1.5%
Public	0.8%
TOTAL	100%

Source: Southern California Association of Governments, Profile of the City of Agoura Hills, May 2019.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in Agoura Hills.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as convalescent homes, are not considered households.

As illustrated in Table II-6, the 2020 Census documents 7,383 households in Agoura Hills, with an average household size of 2.77 persons. This represents a decrease in household size from 2000 (2.98), and falls below the Los Angeles County average household size of 3.01. With an increase of approximately 500 households and only a population growth of 29 residents during 2000-2020, the average household size in Agoura Hills has decreased correspondingly.

Families continue to comprise the majority of the households in Agoura Hills, though families have declined in relative proportion from 81 to 75 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 33 percent of households in 2020 compared to 47 percent in 2000, a decline in over 800 families with children. In contrast, single person households grew from 14 to 22 percent of households, an increase of nearly 700 households. This decline in families with children and increase in single person households, combined with the decline in young adults and increasing middle age and senior populations, suggests that Agoura Hills’ households are aging in place.

Table II-6: Household Characteristics 2000 - 2020

Household Type	2000		2020		L.A. Co. %
	Households	Percent	Households	Percent	
Families	5,591	81%	5,508	75%	66%
With children	(3,250)	(47%)	(2,429)	(33%)	27%
With no children	(2,341)	(34%)	(3,079)	(42%)	39%
Singles	948	14%	1,646	22%	26%
Other non-families	335	5%	229	3%	8%
Total Households	6,874	100%	7,383	100%	100%
Average Household Size		2.98		2.77	3.01
Average Family Size		3.30		3.21	3.69

Source: U.S. Census 2000, ACS 2014 – 2018; Dept. of Finance 2020 Population and Housing Estimates. Numbers and % in (parenthesis) are a subset of total families.

2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-7, these income groups are used throughout the Housing Element.

Table II-7: State Income Categories

Income Category	% County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$23,700	\$27,050	\$30,450
Very Low	0-50% AMI	\$39,450	\$45,050	\$50,700
Low	51-80% AMI	\$63,100	\$72,100	\$81,100
Moderate	81-120% AMI	\$64,900	\$74,200	\$83,500
Above Moderate	120%+ AMI	>\$64,900	>\$74,200	>\$83,500

Source: California Dept of Housing and Community Development, 2020 Income Limits.

Note: 2020 Income limits are presented to correspond to wage data presented in Table II-9.

Table II-8 presents the distribution of household income in Agoura Hills by income category measured as a percentage of the County median. At 65 percent, above median income households (>100% AMI) comprise the vast majority of households in Agoura Hills. Despite the City's overall affluence, however, approximately 1,775 Agoura Hills households earn lower incomes (<80% AMI). While relatively limited in number (5% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to the Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Department of Housing and Urban Development (HUD), 96 percent of the City's ELI households are spending more than half their income towards housing, and 44 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents. The following Housing Element programs can assist modest income renters: Accessory Dwelling Units, Section 8 Rental Assistance, Affordable Housing Development Assistance, and Zoning for Special Needs Housing including incentives for development of ELI units.

Table II-8: Household Income Distribution 2016

Income Level	Households	%
Extremely Low Income (0-30% AMI)	350	5%
Very Low Income (31-50% AMI)	505	7%
Low Income (51-80% AMI)	920	12%
Median Income (81-100% AMI)	775	11%
Above Median Income (>100% AMI)	4,764	65%
TOTAL	7,314	100%

Source: SCAG Pre-Certified Local Housing Data, August 2020. Data provided by SCAG for jurisdictions' 6th Cycle Housing Elements and reflects the most current data available.

Data does not include moderate-income (81-120% AMI) category as data is compiled by HUD for SCAG, and HUD does not maintain data on moderate income households.

AMI – Area Median Income

Note: Household count differs from 2020 Dept of Finance count depicted in Table II-6.

Many of the workers who make up Agoura Hills’ workforce earn modest incomes, making it challenging to afford to live in the City. Table II-9 presents a sampling of occupations in Agoura Hills that fall within very low-, low- and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Agoura Hills with the amount that households of different income levels can afford to pay for housing. With the monthly median rent for a one-bedroom apartment running approximately \$2,400, this analysis illustrates that very low, low and even moderate-income occupations, such as retail sales managers, carpenters and social workers, cannot afford to live in Agoura Hills.

Table II-9: Los Angeles County Wages for Select Occupations 2020

Very Low Income (< \$39,450 - 1 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Child Care Workers	\$14.77	\$30,725	\$768
Waiters/Waitresses	\$16.50	\$34,333	\$858
Security Guards	\$16.82	\$34,986	\$875
Nursing Assistants, Orderlies, Attendants	\$17.35	\$36,070	\$902
Retail Salespersons	\$17.44	\$36,284	\$907
Preschool Teachers	\$17.81	\$37,052	\$926
Emergency Medical Technicians, Paramedics	\$18.76	\$39,037	\$976
Low Income (\$39,450 - \$63,100 - 1 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Retail Sales Manager	\$23.37	\$48,599	\$1,215
Bookkeeping, Accounting, Auditing Clerks	\$23.71	\$49,330	\$1,233
Transit Bus Drivers	\$25.18	\$52,370	\$1,309
Postal Mail Carriers	\$26.92	\$55,978	\$1,400
Licensed Practical and Vocational Nurses	\$28.79	\$59,899	\$1,497
Tax Preparers	\$29.52	\$61,389	\$1,535
Carpenters	\$30.30	\$63,020	\$1,575
Moderate Income (\$63,100 - \$64,900 - 1 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Social Workers	\$30.54	\$63,526	\$1,588
Animal Control Workers	\$30.59	\$63,640	\$1,591
Media and Communication Workers	\$30.64	\$63,728	\$1,593
Photographers	\$30.64	\$63,734	\$1,594
Graphic Designers	\$30.89	\$64,246	\$1,606
Bus and Truck Mechanics	\$31.15	\$64,776	\$1,619

Source: Q1 2020 California Occupational Wage Statistics – L A County; 2020 State HCD Income Limits.
Max affordable housing cost based on 30% of income.

C. SPECIAL NEEDS POPULATIONS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, the following: economic status, age, disability, household size and household type. Special needs populations in Agoura Hills include the elderly, persons with disabilities, large households, female-headed households, and the homeless. Table II-10 summarizes the special needs populations in Agoura Hills. Each of these population groups, as well as their housing needs, is described in the section that follows.

Table II-10: Special Needs Populations in Agoura Hills 2020

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	2,962		14%
With a Disability	880		(30%)
Senior Households		1,669	23%
Renter		167	(10%)
Owner		1,502	(90%)
Senior Homeowners Living Alone		511	(34%)
Persons Living with Disabilities*	1,954		10%
Large Households		487	7%
Renter		34	(7%)
Owner		453	(93%)
Female-Headed Family Households*		502	7%
Renter		271	(54%)
Owner		231	(46%)
TOTAL Persons/Households	20,566	7,383	

Source: American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates

Note: Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 10% are renters and 90% are owners.



1. Senior Households

Senior citizens are a large segment of Agoura Hills' population, comprising 23 percent of the community's households. Seniors are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. This population is expected to continue increasing as the baby boom generation continues to enter retirement.

Although often viewed as homogeneous, Agoura Hills' senior population is quite diverse. Among the City's 1,669 senior households, 90 percent own a home and 10 percent rent housing. Approximately 35 percent of Agoura Hills' seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become more frail.

Some of the more pressing housing needs of Agoura Hills' seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Agoura Hills' 167 senior renter households, approximately 20 percent are lower income (<80% AMI). Market rents in Agoura Hills are well beyond the level affordable to lower income households.
- **Disabilities.** The Census identifies 30 percent of Agoura Hills' seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit seniors' ability to leave their homes. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population that may require various levels of housing support.
- **Housing maintenance.** Of Agoura Hills' approximately 1,500 senior homeowners, over one-third live alone. As these homeowners age, many may be unable to maintain their homes or perform minor repairs. The installation of grab bars and other assistance devices may be necessary to enhance accessibility.

Agoura Hills has a total of four residential care facilities for the elderly licensed through the State of California. All but one of these facilities are in a small, group home setting, with six or fewer occupants, with one large facility – Meadowbrook at Agoura Hills - providing capacity for up to 185 seniors. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over. The City's Community Services Department organizes senior programs and classes offered through the Agoura Hills Recreation and Event Center. Several different exercise classes are offered at the Recreation Center as well as senior groups for book clubs, card games and excursions. Also, the Agoura Hills/Calabasas Community Center offers classes and programs. This is a facility located in Calabasas that serves residents from both Agoura Hills and Calabasas.

Addressing the diverse housing needs of Agoura Hills' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long-lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2014-2018 American Community Survey (ACS) identifies 1,954 Agoura Hills residents over the age of five as having one or more disabilities, representing ten percent of the City's population. Over 40 percent of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Agoura Hills disabled residents:

- Hearing – 24%
- Ambulatory – 49%
- Cognitive – 38%
- Vision – 9%

Of the City's senior population, approximately 30 percent suffer from a disability. As Agoura Hills' population continues to age, the number of residents with disabilities will also increase.

Supportive services for the disabled in Agoura Hills include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. In addition, Agoura Hills Dial-A-Ride provides transportation within the City limits of Agoura Hills and the Malibou Lake area. There are also trips to Westlake Village, Thousand Oaks, and Oak Park and Appointment Based Destinations to Woodland Hills for an increased fare.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessory dwelling units provide a means for persons with disabilities to have an independent living arrangement while still living on the same property with family members or friends.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The State Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled

persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The North Los Angeles County Regional Center (NLACRC) serves the San Fernando, Santa Clarita and Antelope Valleys. The NLACRC serves over 28,000 individuals with developmental disabilities and their families. Within zip code 91301, which encompasses greater Agoura Hills, the Regional Center currently provides services to 210 residents with developmental disabilities, including 122 persons under the age of 18 and 88 persons 18 years of age and older. Of these residents, approximately 98.5 percent (207 persons) live with a parent, family member or guardian with the remaining 1.5 percent live in a foster/group home or an independent/supportive living program.³ These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Agoura Hills supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Housing Zoning, Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist residents with developmental disabilities.

3. Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Agoura Hills, large households comprise seven percent of total households. Of the City's approximately 487 large households, just seven percent are renters. The 2014-2018 American Community Survey documents 626 rental units and 5,100 owner units in Agoura Hills with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. In contrast, Agoura Hills is home to only 34 large renter households and 453 large owner households, indicating a more than adequate supply of both rental and ownership units to accommodate the City's large households.

³ California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

4. Female-Headed Family Households

Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. The American Community Survey identifies 502 female-headed family households (no husband present) in Agoura Hills, comprising seven percent of total households and nine percent of family households. Of these female-headed households, over half (54%) are renters and 22 percent live below the poverty line. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

The Agoura Hills Recreation Center offers a variety of youth programs after school. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special spring, winter and summer break camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents. This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides childcare using the Community Center's facilities.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village or Calabasas.

The U.S. Department of Agriculture (USDA) documented that out of California's approximate 377,500 agricultural workers, less than one percent (3,266) are located within Los Angeles County. In Southern California, agricultural workers are primarily located in San Diego, Riverside and Santa Barbara Counties. According to the Local Profile data compiled by SCAG, no full-time jobs identified within the Agoura Hills' city limits fall within forestry, fishing or farming. Since the persons employed in agriculture is extremely limited to non-existent, the housing needs of this group are addressed under Agoura Hills' overall programs for affordability.

6. Homeless

Due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many transitional homeless individuals or families, and the 2020 Los Angeles Point in Time Count identified two homeless persons in the City (Los Angeles Homeless Service Authority). In November 2020, according to City staff, the number of homeless persons witnessed in the City was five. Most of these individuals are located around the city's two shopping centers.

In order to assist the homeless population, the City has a team that includes the Agoura Hills Deputy City Manager, the City's Public Safety Liaison Officer and the Homeless Coordinator from the Las Virgenes-Malibu Council of Governments (COG). This team works together to provide outreach and help homeless persons access services and the COG homeless coordinator visits areas of the city daily.

The City has a log to keep track of cases and provide follow up if needed. Agoura Hills residents can use the community mobile app SeeClickFix to notify City staff of the presence of homeless individuals.

A variety of services are available through Los Angeles County, including the Los Angeles Homeless Services Authority (LAHSA). LAHSA has created the Los Angeles Homeless Outreach Portal (LA-HOP), which is designed to assist people experiencing homelessness in LA County with outreach services. Los Angeles Family Housing, located in North Hollywood, provides services including: outreach, housing placement assistance and a variety of supportive services.

One of Los Angeles County's largest social services agencies, The People Concern, provides a fully integrated system of care – including mental and medical health care, substance abuse services, and permanent supportive housing – tailored to the unique needs of homeless individuals, survivors of domestic violence, challenged youth, and others who have nowhere else to turn.

Other service providers in the Conejo Valley include Lutheran Social Services and Harbor House. The City's website has information and links to a variety of homeless assistance resources, including LA Family Housing, Village Family Service (for youth aged 14-24), LA-HOP and The People Concern. The City's program provides homeless outreach and assistance in a timely and efficient manner.

D. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Agoura Hills’ physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-11 displays housing production in Agoura Hills compared to neighboring cities and the County of Los Angeles. During the 1990s, Agoura Hills’ housing stock grew by only one percent, below the three percent housing growth experienced Countywide. While housing growth in neighboring Calabasas (3%) was comparable to that in the County, both Westlake Village and Thousand Oaks experienced growth levels of over 10 percent. In the 2000s, Agoura Hills’ housing stock grew by eight percent (nearly 600 units), which was higher than the County and similar to Calabasas and Thousand Oaks.

The 2020 State Department of Finance documents Agoura Hills’ housing stock at 7,639 units, reflecting a small increase of 54 units in the last decade. This slow growth is less than the Countywide increase of four percent since 2010.

Table II-11: Regional Housing Growth Trends 1990-2020

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Agoura Hills	6,927	6,993	7,585	7,639	1%	8%	0.7%
Calabasas	7,857	8,107	8,878	9,230	3%	10%	4%
Thousand Oaks	37,765	42,958	47,497	48,159	14%	11%	1%
Westlake Village	3,006	3,347	3,384	3,371	11%	1%	-0.4%
L.A. County	3,163,343	3,270,909	3,443,087	3,590,574	3%	5%	4%

Source: U.S. Census 1990, 2000, 2010; Dept. of Finance 2020 Population and Housing Estimates.

2. Housing Type and Tenure

Table II-12 depicts the mix of housing types in Agoura Hills. Single-family homes remain the dominant housing type, comprising 83 percent of the housing stock, a modest decline from the 89 percent single-family homes in 2000. During the past two decades, a net increase of 169 single-family homes have been added to the City’s housing stock, in comparison to a net increase in 455 multi-family units. The majority of multi-family growth since 2000 is attributed to construction of the 336-unit Oak Creek Apartment complex (built in 2004) and several small townhome developments.

Table II-12: Housing Type 2000 - 2020

Unit Type	2000		2020	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	5,220	75%	5,349	70%
SF Attached	979	14%	1,019	13%
Total Single-Family	6,199	89%	6,368	83%
2 to 4 Units	176	2%	185	2%
5 or more units	618	9%	1,064	14%
Total Multi-Family	794	11%	1,249	16%
Mobile Homes & Other	0	0%	22	<1%
Total Housing Units	6,993	100%	7,639	100%
Vacancy Rate	1.7%	--	3.4%	--

Source: U.S. Census 2000; Dept. of Finance 2020 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. In 2020, 77 percent of Agoura Hills’ households were homeowners, a slight decline in homeownership from the City’s 2000 home ownership levels (84%), yet substantially higher than the Countywide average of 45 percent.

Table II-13: Housing Tenure

Housing Tenure	2000		2010		2020		Los Angeles County
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent	
Renter	1,099	16%	1,612	22%	1,691	23%	55%
Owner	5,775	84%	5,712	78%	5,692	77%	45%
Total	6,874	100%	7,327	100%	7,383	100%	100%

Source: U.S. Census 2000 and 2010; Dept. of Finance 2020 Population and Housing Estimates.

Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2014-2018 American Community Survey, the residential vacancy rate in Agoura Hills was 0.5 percent for ownership units, indicating a high pent-up demand for ownership housing in the City. Meanwhile, the rental vacancy rate was shown at 4.8 percent, indicating sufficient supply to meet rental demands.



Oak Creek Apartments

3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-14 displays the age of Agoura Hills’ occupied housing stock by tenure as of 2019. With 89 percent of Agoura Hills’ housing stock built prior to 1989, a vast majority of the City’s housing has reached the 30-year benchmark, representing approximately 6,500 units. The aging of such a large portion of Agoura Hills’ housing stock indicates a need for code enforcement and property maintenance programs to stem potential housing deterioration. While no units have previously been identified as needing replacement, code enforcement staff estimate that 20 percent of the pre-1989 housing stock (approximately 1,300 units) may be in need of some level of rehabilitation.

Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations typically relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas; few structural issues are present. The City’s Building and Safety Department are effective in addressing housing and property maintenance issues.

Table II-14: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2014 or later	0	0%	63	1%	<1%
2010-2013	91	5%	0	0%	1%
2000-2009	245	15%	91	2%	5%
1990-1999	134	8%	205	4%	5%
1980-1989	512	30%	2,607	46%	42%
1970-1979	506	30%	2,009	35%	34%
1960-1969	181	11%	512	9%	9%
1950-1959	22	1%	159	3%	3%
1940-1949	0	0%	0	0%	0%
1939 or earlier	0	0%	46	<1%	<1%
Total	1,691	100%	5,692	100%	100%

Source: U.S. Census 2001-18 American Community Survey; Dept. of Finance 2020 Population and Housing Estimates.

4. Housing Costs and Affordability

Rental Housing Market

An internet rent survey was conducted in August 2020 to evaluate rental costs in Agoura Hills. Table II-15 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes and single-family homes in Agoura Hills.

A total of 58 multi-family units were advertised for rent, including 31 apartments and 27 units identified as townhomes or condominiums. Median monthly rents were \$2,403 for a one-bedroom unit, \$2,793 for a two-bedroom unit, and \$3,495 for a three-bedroom unit. While no three-bedroom apartments were advertised, townhome/condominiums helped to fill the gap in larger unit rentals. The median rents for all apartment and townhome/condo sizes increased significantly in the last eight years. Since 2012, the median rents for one-bedroom apartments increased by 50 percent (median was \$1,600 in 2012), two-bedroom apartments increased by 39 percent (median rent in 2012 was \$2,000) and three-bedroom townhomes/condos experienced an increase of 47 percent (median was \$2,375 in 2012).

Single-family homes comprised 32 percent of advertised rentals in Agoura Hills, with median rents of \$4,030 for a three-bedroom home, \$5,000 for a four-bedroom home, and \$4,765 for a home with five bedrooms. While the median rents for three-bedroom homes increased from \$2,800 in 2012 to \$4,030 in 2020, the median rents for the larger homes only increased slightly (four-bedroom homes had a median rent of \$4,800 in 2012) or decreased (the median rent for five-bedroom homes was \$6,500).

Table II-15: Survey of Vacant Rental Units: August 2020

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
1	17	\$1,695 - \$2,662	\$2,403
2	27	\$1,875 - \$3,650	\$2,793
3	14	\$2,800 - \$5,930	\$3,495
<i>Single-Family Homes</i>			
3	9	\$3,300 - \$5,900	\$4,030
4	12	\$3,810 - \$8,530	\$5,000
5	6	\$3,800 - \$6,200	\$4,765

Source: Rental survey by KWA, August 2020; www.craigslist.org, www.westsiderentals.com, www.zillow.com, www.rent.com.

Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

Agoura Hills' adopted its most recent ADU Ordinance in August 2021, consistent with current state laws regulating ADUs. The Ordinance seeks to facilitate the creation of ADUs and junior ADUs (less than 500 square feet) as a means of integrating lower cost rental options within existing neighborhoods.

The Southern California Association of Governments (SCAG) has prepared a "Regional Accessory Dwelling Unit Affordability Analysis" for local governments in to use to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.⁴ The analysis consisted of five steps:

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUs were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low-income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions including Las Virgenes communities and the inland jurisdictions. Table 16 presents SCAG's affordability assumptions for ADUs in LA County's coastal jurisdictions, providing the basis for assigning affordability to projected ADUs in Agoura Hills' Housing Element Update. As shown 60 percent of all ADUs and 45 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

⁴ Southern California Association of Governments, "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

**Table II-16: Affordability Assumptions for All ADUs
Los Angeles County – Coastal Jurisdictions (including Las Virgenes)**

Category	Affordability Assumptions for Rented ADUs¹ 85% of Total	Affordability Assumptions for Non-Rented ADUs² 15% of Total	Affordability Assumption for all ADUs³ 100% of Total
Extremely Low Income	0%	100%	15%
Very Low Income	3%	0%	2%
Low Income	51%	0%	43%
Moderate Income	7%	0%	6%
Above Moderate Income	40%	0%	34%

Source: Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low-Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

Homeownership Market

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table II-17 presents the September 2021 median home value index for Agoura Hills and nearby communities for both single-family homes and condominiums. As shown, the median condominium value in the City was \$915,000 and median single-family home value was \$1,360,000. Housing values in Agoura Hills are above those in Thousand Oaks, the City of Los Angeles, and the County as a whole, and slightly below those in Westlake Village.

Table II-17: Regional Median Home Values 2021

Community	Condominiums	Single-family
Agoura Hills	\$915,000	\$1,360,000
Calabasas	\$1,320,000	\$1,850,000
Malibu	\$1,420,000	\$4,940,000
Thousand Oaks	\$602,000	\$1,030,000
Westlake Village	\$1,090,000	\$1,620,000
Los Angeles City	\$748,000	\$1,180,000
Los Angeles County	\$706,000	\$975,000

Source: Zillow Home Value Index from Zillow.com. Values as of September 30, 2021

For purposes of evaluating housing affordability in Agoura Hills, the following Table II-18 breaks down home values by number of bedrooms, aggregating both condominiums and single-family homes in the overall home value figures. Median values range from \$540,000 for a two-bedroom home to over \$2 million for a home with five bedrooms.

Table II-18: Agoura Hills Median Home Values by Size 2021

Number of Bedrooms	September 2021 Median Home Value (Single-family and Condo)
2	\$540,000
3	\$895,000
4	\$1,223,000
5+	\$2,097,000
Total	\$1,119,345

Source: Zillow Home Value Index from Zillow.com.

Housing prices in Agoura Hills and the region increased dramatically in the last decade. For instance, in 2010, Zillow shows the home value index for Agoura Hills at \$613,800 (inclusive of both single-family homes and condominiums), compared to an index of \$1,119,000 in September 2021, over an 80 percent increase. And in the last year alone, values have increased 19.1 percent in Agoura Hills.

Housing Affordability

The affordability of housing in Agoura Hills can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-19 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table II-18. As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household, \$533,632 for a four-person household, and \$545,881 for a five-person household. Median home values in Agoura Hills are all above these moderate-income affordability thresholds, with the affordability gap increasing with the increase in number of bedrooms.

Table II-19: 2020 Los Angeles County Maximum Affordable Housing Cost

Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$83,500	\$92,750	\$101,500
Income Towards Housing @ 35% Income	\$29,225	\$34,462	\$35,525
Maximum Monthly Housing Cost	\$2,435	\$2,871	\$2,960
Less Ongoing Monthly Expenses:			
Utilities ¹	(\$146)	(\$172)	(\$204)
Taxes (1.1% of sales price)	(\$406)	(\$488)	(\$500)
Homeowner Insurance ²	(\$37)	(\$44)	(\$45)
HOA Fees & Other Maintenance	(\$250)	(\$250)	(\$250)
Monthly Income Available for Mortgage	\$1,596	\$1,917	\$1,961
Supportable Mortgage @ 3.5% interest	\$355,421	\$426,906	\$436,705
Homebuyer Downpayment (20%)	\$88,855	\$106,726	\$109,176
Maximum Affordable Purchase Price	\$444,276	\$533,632	\$545,881
Agoura Hills Median Home Value³	\$540,200	\$894,700	\$1,223,000

Source: Karen Warner Associates.

1. Utility costs based on HACO LA schedule and assumes gas appliances.

2. Estimated from quotes from Progressive Insurance

3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com.

Table II-20 presents the maximum affordable rents for very low-, low- and moderate-income households by household size, and compares with median apartment rents in Agoura Hills (as documented in the rent survey presented in Table II-15). As Table II-20 indicates, City-wide median rents are well above the level of affordability for very low-, low- and even moderate-income households. The monthly affordability gap for a three-person household ranges from \$1,671 for very low-income households, \$911 for low-income households, and \$851 for moderate-income households. Some of the least cost smaller rentals advertised, however, (\$1,695 one-bedroom and \$1,875 two bedroom) are within a level generally affordable to the top end of the low-income range as well as moderate-income households. In addition, three accessory dwelling units were advertised

for rent in August 2020, and had a rental range of \$1,750 to \$1,900; this range is affordable to 2-person and some 3-person low- and moderate-income households.

Table II-20: 2020 Maximum Affordable Rents* Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
Agoura Hills Median Rents	\$2,403	\$2,793	\$3,495

Source: Karen Warner Associates, 2020.

*Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$127 for 1 bdrms, \$146 for 2 bdrms, and \$172 for 3 bdrms.

**Income levels reflect the 2020 Official State Income Limits published by State HCD.

5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing.

Agoura Hills does not currently have any rent restricted housing in its jurisdiction. While the regulatory agreement associated with the tax-exempt bond issue on Archstone Agoura Hills previously required the property owner to maintain 20 percent of the units for occupancy by low-income tenants, the income restrictions on this project have long since expired. Future projects provided through the City’s Inclusionary Housing Ordinance and new Affordable Housing Overlay will carry minimum 55-year affordability covenants on rental housing and 45-year covenants on ownership housing.

6. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Agoura Hills is the extent of “housing problems.” One measure of housing problems used by both the state and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-21 shows the incidence of overpayment in Agoura Hills.

Table II-21: Housing Overpayment 2018

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (>30% income on housing)	1,884	41%	44%
Renters			
Overpayment (30%-50% income on housing)	366	22%	25%
Severe Overpayment (>50% income on housing)	445	27%	29%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018.

Note: Household count differs from 2020 Dept. of Finance count depicted in Table II-6.

According to the 2014-2018 American Community Survey data compiled by SCAG, 22 percent of renters in Agoura Hills were spending between 30 and 50 percent of their total income on housing, with an additional 27 percent spending more than half their income on housing. This level of severe overpayment has declined since 2010, when it measured at 34 percent for Agoura Hills’ renters. Among owner households in Agoura Hills, 41 percent were facing overpayment. As shown in Table II-21, overpayment for both renters and owners is slightly lower than the County as a whole.

Among lower income renter households, overpayment is most pronounced. As shown in Table II-22, all renter households earning less than \$50,000 in Agoura Hills face severe overpayment and approximately 87 percent of households earning between \$50,000 and \$75,000 face either overpayment or severe overpayment. The impact of housing overpayment on Agoura Hills’ lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. Renter overpayment is addressed in the following Housing Element programs: Inclusionary Housing (*Program #4*), Affordable Housing Development Assistance (*Program #5*), Affordable Housing Density Bonus (*Program #6*), Section 8 Rental Assistance (*Program #7*), Accessory Dwelling Units (*Program #11*) and Housing Opportunities for Persons Living with Disabilities (*Program #16*).

Table II-22: Lower Income Renter Overpayment 2018

Income Level	Overpayment (30-50% income on housing)		Severe Overpayment (>50% income on housing)	
	Households	% of renter income category	Households	% of renter income category
Less than \$20,000	0	0%	14	100%
\$20,000-\$34,999	0	0%	259	100%
\$35,000 to \$49,999	0	0%	29	100%
\$50,000 to \$74,999	157	53%	100	34%
\$75,000 to \$99,999	125	46%	0	0%
\$100,000 or more	84	11%	43	6%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018.

Note: Household count differs from 2020 Dept. of Finance count depicted in Table II-6.

Overcrowding

The state defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, bathrooms, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized and affordable housing units.

Table II-23 shows the incidence of overcrowding in Agoura Hills and Los Angeles County by tenure, as measured by the 2014-2018 American Community Survey compiled by SCAG. Over the last ten years, renter overcrowding has increased from four to seven percent; however, no renter households experienced severe overcrowding. Both renter and owner overcrowding in the city was less than what was measured Countywide. Overall, household overcrowding remains a relatively minor issue in Agoura Hills.

Table II-23: Overcrowded Households 2018

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding (>1.0 ppl/room)	26	<1%	4%
Severe Overcrowding (>1.5 ppl/room)	26	<1%	2%
Renters			
Overcrowding (>1.0 ppl/room)	123	7%	9%
Severe Overcrowding (>1.5 ppl/room)	0	0%	7%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018.

Note: Household count differs from 2020 Dept. of Finance count depicted in Table II-6

E. REGIONAL HOUSING NEEDS ALLOCATION ASSESSMENT

California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The regional growth allocation process begins with the Department of Finance’s (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Allocation (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG’s methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low-, low-, moderate-, and above moderate-incomes).

The state has allocated 1.34 million new housing units to the SCAG regions as part of the 6th cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020, meeting, SCAG’s Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions. SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element. Agoura Hills’ RHNA housing needs for the 2021-2029 planning period was forecast at 318 net units, distributed among the four income categories as shown in Table II-24.

Table II-24: Regional Housing Needs Assessment 2021-2029

Income Level	Percent of Area Median Income	Units	Percent
Very Low	0-50%	127	40%
Low	51-80%	72	23%
Moderate	81-120%	55	17%
Above Moderate	120%+	64	20%
Total		318	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021.

An estimated half of the City’s 127 very low-income housing needs (63 units) units are for extremely low-income households earning less than 30% AMI.



III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Agoura Hills.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City’s website.

General Plan Land Use and Community Form Element

The General Plan Land Use and Community Form Element of the Community Conservation and Development Chapter, adopted by the City in March 2010, provides for five residential categories plus one mixed use category. A brief description of each land use is provided below:

- Residential – Very Low Density (0.2 – 1 du/acre) – this land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable of equestrian estates and agricultural uses and horses are commonly kept in areas with this classification. This designation also often applies to areas of 25 percent or greater slope.
- Residential – Low Density (1 – 2 du/acre) – This category provides large lots of one-half to one acre in size and includes estate-sized lots. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.
- Residential – Single Family (2 – 6 du/acre) – This land use category includes all remaining areas designated for development with conventional single-family detached housing and comprises approximately 65 percent of the City’s residentially designated land. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.
- Residential – Medium Density (6 - 15 du/acre) – This land use category includes densities appropriate for single-family small lot subdivisions, townhomes, condominiums, and low-density apartments. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.
- Residential – High Density (15 – 25 du/acre) – This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Agoura Hills was recently awarded grant funds as part of the state’s Local Early Action Planning (LEAP) Grant Program. A portion of these funds are being used to update the General Plan Community

Conservation and Development Chapter in order to comply with this Housing Element update, including ways to meet Agoura Hills’ RHNA assessment.

Zoning Ordinance

The Agoura Hills Zoning Ordinance provides for five residential zones, corresponding to the General Plan land use designations. Table III-1 provides an overview of the City’s residential development standards.

Table III-1: Residential Land Use Controls

Zone District	Purpose	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/Intensity
Very Low Density (RV)	Large lot development suitable for equestrian and agricultural oriented uses; >25% slope	1 S.F. du per lot	25’ front yard 25’ rear yard 12’ side yard	2 stories/ 35’	25%	<2 du/acre
Low Density (RL)	Large lots for equestrian use in conjunction with residential and related development	1 S.F. du per lot	25’ front yard 25’ rear yard 12’ side yard	2 stories/ 30’	35%	1-2 du/acre
Single-Family (RS)	Conventional Single-family detached development	1 S.F. du per lot	20’ front yard 20’ rear yard 8’-10’ side yard	2 stories/ 35’	50%	2-6 du/acre
Medium Density (RM)	Small lot subdivisions and duplexes	1 S.F. du per lot, two-family dwelling per lot, congregate housing	15’ front yard 15’ rear yard 7’-12’ side yard	2 stories/ 35’	60%	6-15 du/acre
High Density (RH)	Condominiums Apartments	Duplexes, apartments, dwelling groups, congregate housing, townhouses, multi-family units	15’ front yard, 10’ rear yard, 7’-10’ side yard	2 stories/ 35’	50%	15-25 du/acre

Source: City of Agoura Hills, Zoning Ordinance 2020.

The City’s parking requirements are shown in Table III-2. The requirements range from two spaces in a garage for single-family units, to two and a half spaces for condominium units (two covered spaces, one-half uncovered spaces). Parking for apartments varies based on the number of bedrooms. Covered spaces in apartment units can be provided within carports, eliminating the added cost of

providing garage parking. Parking requirements accessory dwelling units (ADU) are one off-street parking space per unit in addition to the parking requirements for the primary residence. Parking requirements for ADUs may be exempt if the project location meets criteria in the City’s ADU ordinance (such as: located within one-half-mile walking distance of public transit or located in an architecturally and historically significant district). The Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit. In addition, the proportion of covered spaces can be reduced by half to the extent senior housing is provided for low- and moderate-income households, but not less than one space per four dwelling units. (AHMC Section 9654.2.J.2.)

Table III-2: Parking Standards

Unit Type	Parking Requirement
Single-family	2 covered spaces for each unit. Spaces shall be provided within a garage
Apartments:	
Studio or bachelor	1 covered, plus 0.5 uncovered space per each unit
One bedroom	1.5 covered, plus 1.0 uncovered space per each unit
Two or more bedrooms	2 covered, plus 0.50 uncovered spaces per unit
Condominiums or townhouses	2 covered, plus 0.50 uncovered spaces per unit. Recreational vehicle parking may be required at a location and design approved by the Planning Commission
Accessory Dwelling Units	1 off-street parking space in addition to the parking required for the primary residence
All uncovered parking spaces shall be used for “guest parking” and marked as such.	

Source: City of Agoura Hills, Zoning Ordinance 2021.

The City of Agoura Hills has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types:

Mixed Use Overlay District – The Mixed Use Overlay District is applied to specific parcels designated Planned Office and Manufacturing that are located between Highway 101 and Agoura Road, west of Kanan Road. The purpose of the overlay is to provide a limited number of multi-family dwellings allowed conditionally to support the other land uses as part of the mixed use project. The allowable density is between 15 and 25 dwelling units per acre. Standards for the mixed use residential development are outlined in the Zoning Code and include parking requirements, compatible design features and recreational amenities.

Cluster Development: The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD Overlay can be applied to all residential zone districts and provides for greater flexibility in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay provides for an increase in density of up to three times the density of the underlying zone. However, as no remaining vacant lands have a CD overlay, its applicability in the future is limited.

Transfer of Development Regulations (TDRs): The City’s Zoning Ordinance establishes a TDR procedure whereby development credits may be transferred from open space parcels, which because of aesthetics, access, geology, slope, biota, or other environmental factors, are retained as open

space, to residentially zoned parcels more suited to development. TDRs have yet to be utilized in Agoura Hills.

Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. Agoura Hills has ordinances which set forth inclusionary housing requirements, provide for density bonuses, and regulate condominium conversions, all of which are analyzed in the following section. The City does not have any growth control measures that could potentially limit housing supply.

Inclusionary Housing: Section 9133 of the Municipal Code outlines the City's inclusionary housing requirements and was updated in 2018. These requirements apply to all new residential development with 10 or more units.

- For rental units, new condominium projects or condo conversions and new single-family subdivisions: a minimum of 15 percent of the total units shall be reserved as follows - seven (7) percent of all units for very-low-income households, four (4) percent of units for low-income households and four (4) percent of units for moderate-income households.
- Along with an application for a residential development, a developer shall submit a housing plan illustrating how the provisions for inclusionary housing shall be met. For projects with on-site inclusionary housing, an inclusionary housing agreement shall also be required.
- All inclusionary units shall be reasonably dispersed throughout the project, proportional in bedroom number and size to the market rate units and comparable in base design, appearance, and materials to the market rate units.
- Inclusionary units shall remain restricted for owner-occupancy by the target income category for a period of not less than 45 years. For rental developments, the inclusionary units shall be income restricted for a period of not less than 55 years.

The City's Inclusionary Ordinance specifies that developing all of the required inclusionary units within the residential development is the preferred approach. However, as an alternative, the developer may propose satisfying the inclusionary housing requirements through payment of an in-lieu fee, including providing some of the required inclusionary units on-site and paying an in-lieu fee for any required inclusionary units that are not included in the project. The City updated the in-lieu in 2018 to provide greater consistency with the actual gap between market rate and affordable sales prices and rents. Fees currently range from \$285,336 for every very low-income apartment unit not built, to \$262,541 for every low-income condominium unit not built, to \$427,002 for every moderate income single-family residential unit not built. No inclusionary units have been produced in Agoura Hills since 2013, and the current balance in the Affordable Housing Trust Fund from in-lieu fee contributions is approximately \$1.8 million.

Density Bonus: Numerous amendments have been made to state density bonus law over the last several years. Section 9674 of Agoura Hills' Municipal Code sets forth the City's density bonus incentives. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of units for low-income households
- 5% of units for very low-income households

- A senior citizen housing development or mobile home park that limits residency based on age requirements
- 10% of units in a condominium for moderate income households.
- 10% of units for transitional foster youth, disabled veterans, or homeless persons
- 20% of units for low-income students in a student housing development
- 100% of units for low- income households, except that up to 20 percent may be for moderate income households

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting.

Pursuant to state requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated under Agoura Hills' development standards, the City will modify applicable standards to accommodate the bonus.

The City has one active application requesting concessions and waivers under state density bonus law, and a second property owner who has informed staff he intends to submit a development application with a density bonus request; both of these projects are within the Agoura Village Specific Plan.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, Section 9281.2 of the Municipal Code requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. All condominium conversion projects over 10 units need to comply with the Inclusionary Housing Ordinance, such that a portion of the units converted would be reserved for very low-, low- and moderate-income households. No requests for condominium conversions were received during the 2013-2021 planning period.

Short-Term Rentals: A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Agoura Hills' neighborhoods, such as parking, noise and trash. In addition, housing units that might otherwise provide long-term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. For these reasons, the City has a policy to prohibit short-term rentals except for lawfully approved hotels, motels, and bed-and-breakfast inns. Nonetheless, in September 2021, a short-term rental management company identified 49 active short-term rental hosts in Agoura Hills with an average cost of \$340/daily rental.

Agoura Village Specific Plan

The Agoura Village Specific Plan area covers a 135-acre area running along both sides of Agoura Road generally between Kanan and Cornell Roads. Currently, the area is characterized by a mix of vacant parcels and commercial land uses. In 2008, the City adopted the Agoura Village Specific Plan (AVSP), which included seven special planning areas with design standards to create a pedestrian-scaled walkable village. The plan allowed for up to 293 multi-family residential units and over 575,000 square feet of commercial uses, including two hotels. Since 2008, the City received interest in the Specific Plan area but no projects have been developed to date.

Due to the changes in the market and economic conditions in the City, Agoura Hills has initiated a process with a Citizens Advisory Group to review and update the AVSP. This update will include revisiting the AVSP to ensure it meets a new set of proposed planning principles developed by the City Council. The following planning principles relate to residential development:

- Coordinate with the City's 6th Cycle Housing Element Update and ensure the AVSP provides the opportunity for the City to meet its Regional Housing Needs Allocation assessment established by the Department of HCD;
- The original AVSP vision identified commercial as the primary land use and residential as secondary. With new market demands and economic trends, consider adjusting the overall amount of commercial and residential allowed to create a viable mixed use plan;
- Consider allowing the mixed use redevelopment of certain existing commercial properties; and
- Consider allocating a specific number of housing units per parcel, as opposed to per zone.

The updated sites inventory for the 6th Cycle Housing Element identifies eight sites within the AVSP for residential/commercial mixed use (refer to Chapter IV). Each of these sites will be designated with an Affordable Housing Overlay (AHO), allowing for residential densities of 20-25 dwelling units/acre, along with other development incentives, for the inclusion of 20 percent very low- and low-income units. This amount of residential density would be in addition to the amount of commercial square footage to be allowed on these parcels, which is being determined as part of the AVSP update currently underway and which will reflect a reduction in commercial permitted under the current plan to offset the increase in residential capacities.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, emergency shelters, and transitional and supportive housing. Table III-3 summarizes the housing types permitted in each of Agoura Hills zone districts.

Table III-3: Housing Types by Residential Zone Category

Housing Types Permitted	Residential/Commercial Zone District									
	RV	RL	RS	RM	RH	CS	CRS	CN	CS-MU	BP-OR
Single-Family	P	P	P	P						
Multiple-Family				C	P				C ¹	
Manufactured Housing	C	P	P	P	P					
Accessory Dwelling Units	P	P	P	P	P					
Two-Family Dwelling				P	P					
Employee Housing, Small	P	P	P	P						
Care Facilities (6 or fewer)	P	P	P	P	P					
Care Facilities (7 or more)	C	C	C	C	C					
Transitional Housing ² (Apt building)				C	P					
Transitional Housing ² (1 or 2 family dwelling)				P	P					
Supportive Housing ² (Apt building)				C	P					
Supportive Housing ² (1 or 2 family dwelling)				P	P					
Emergency Shelters						C	P	C	C	
Congregate Housing			D	P	P					
Residential Care Facility for the Elderly							C			C
Single Room Occupancy (Hotel)										C

Source: City of Agoura Hills, Zoning Ordinance 2021 P = Permitted D = Director's Approval C = Conditionally Permitted

¹ Residential uses must be ancillary to the commercial use.

² City will amend the Zoning Code to treat transitional and supportive housing as a residential use, subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Accessory Dwelling Units

Over the last several years the State Legislature has passed a series of bills aimed at encouraging single-family homeowners to add Accessory Dwelling Units (“ADUs” also known as “second units” or “granny flats”) to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. As previously identified, ADUs are complete independent housing units that can be either detached or attached from an existing single-family or multi-family residence.

In August 2021, the Agoura Hills City Council adopted Ordinance 21-456 amending the Agoura Hills Zoning Code to update the City’s ADU regulations consistent with state law. Among others, Ordinance 21-456 includes the following provisions:

- Allowance for ADUs and Junior ADUs in all residential zones, as well as in the commercial mixed use and open space restricted zones, both of which allow residential uses;
- Reduced processing times from 120 to 60 days;
- ADU unit sizes of up to 850 square feet for studio and one-bedroom ADUs, and up to 1,000 square feet for ADUs with more than one bedroom;
- An attached ADU shall not exceed 50 percent of the total floor area of the existing primary dwelling on the subject lot, however this requirement shall not reduce the maximum allowable size to less than 800 square feet of total floor area;
- A JADU shall be a minimum of 150 square feet and a maximum of 500 square feet of total floor area; and
- One parking space is required for each ADU unless the ADU meets one of the following criteria:
 - The ADU is located within one-half mile walking distance of Public Transit;
 - The ADU is entirely or partially within a proposed or existing primary dwelling or other existing structure;
 - The ADU is located within a historic district;
 - On-street parking permits are required but not offered to the occupant of the ADU;
 - There is a City-approved and dedicated parking space for a car share vehicle located within one block of the ADU; and
 - The JADU (Junior Accessory Dwelling Unit) is located in a single-family dwelling.

As a means of addressing potential public safety issues associated with building ADUs in Very High Fire Hazard Severity Zones (VHFHSZ), the ordinance requires a Fire Safety Review for lots in the VHFHSZ that do not have at least two distinct means of vehicular access where the property owner proposes to build both an ADU and JADU. As part of a Fire Safety Review, the Community Development Director would review the application to determine whether the application contains sufficient alternative fire safety measures to allow the construction of an additional accessory dwelling unit despite the lack of two distinct means of vehicular access. The Director may consider additional off-street parking beyond those required by code, additional setbacks, additional fire safety features such as sprinklers, fire retardant construction materials, location of fire hydrant and fire flow, distance of ADU from street and any other aspect of the application or property which allows for the safe construction of an additional accessory dwelling unit.

Manufactured Housing and Mobile Homes

Manufactured housing on permanent foundations is a permitted use in all residential zone districts of the City with a Mobile Home Permit. It is the intent of this permit to recognize the modern mobile home as an alternate source of affordable factory-built housing available from the manufacturer with an exterior similar to conventionally constructed housing. The Mobile Home Permit primarily focuses on the regulation of roofing overhang, and roofing and siding materials, as well as landscaping and minimum yard setbacks, and is consistent with state law.

A Conditional Use Permit (CUP) is required for manufactured housing in all zones if more than ten (10) years have elapsed between the date of manufacture of the home and the date of application for a Mobile Home Permit to install the manufactured home.

Multi-Family Rental Housing

Multi-family housing makes up approximately one-sixth of the City's total housing stock. The Agoura Hills Zoning Ordinance permits the development of multi-family housing in the RH residential zone by right, and because the RM zone is characterized by small lot development and duplexes and is primarily single-family in character, multiple family uses in this zone require a Conditional Use Permit. The City allows for densities of 6-15 units per acre in the RM zone and 15-25 units per acre in the RH zone, with additional densities achievable through density bonuses. In the Commercial Shopping Center Mixed Use Zone (CS-MU), multifamily residential is allowed with a conditional use permit. The residential portion of a project must be ancillary to the commercial uses and allowable density is 1.75 dwelling units per acre.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Agoura Hills Zoning Code has several definitions for care facilities.

- *Community facility, small* means the same meaning as set forth in California Health and Safety Code Section 1502, where six (6) or fewer persons live together.
- *Community facility, large* has the same meaning as set forth in California Health and Safety Code § 1502, where seven (7) or more persons live together.
- *Congregate housing* shall have the same meaning as the term "congregate housing for the elderly" as defined in California Health and Safety Code Section 50062.5.

- *Home for aged persons, foster family* means any family residence, noninstitutional in character, providing twenty-four-hour care for not more than four (4) aged persons sixty-five (65) years of age or older, as defined and licensed by or under the regulations of the department of social welfare of the State of California.
- *Home for aged persons, small group care* means any facility, noninstitutional in character, providing twenty-four-hour care for between five (5) and fifteen (15) aged persons sixty-five (65) years of age or older, as defined and licensed by or under the regulations of the department of social welfare of the State of California.
- *Home for children, foster family* means any family residence, noninstitutional in character, providing twenty-four-hour care for not more than six (6) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the department of social welfare of the State of California.
- *Special boarding home for children* means any facility, noninstitutional in character, providing twenty-four-hour care for between seven (7) and fifteen (15) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the department of social welfare of the State of California.

Table III-3 outlines where these uses are permitted in the city. The Code currently permits congregate housing within the RM and RH zones, as well as within the RS zone subject to Planning and Community Development Director approval. Small community care facilities are permitted uses in all residential districts (RV, RL, RS, RM and RH), while large community care facilities are conditionally permitted uses in these same residential districts. (While not explicitly required by state law, the Conditional Use Permit could be considered a fair housing issue. The Housing Element thus includes a program to review the Zoning Code requirements for larger care facilities and amend the Code as necessary to ensure state law requirements related to fair housing and care facilities are met). The City places no concentration limitations or spacing requirements on these uses or other types of special needs housing.

Review of the California Community Care Licensing Division inventory of community care facilities identifies Agoura Hills as having a total of four residential care facilities for the elderly licensed through the State of California. All but one of these facilities are in a small, group home setting, with six or fewer occupants, with one large facility – Meadowbrook at Agoura Hills - providing capacity for up to 185 seniors. A fifth facility – Oakmont of Agoura Hills – is currently under construction and will provide 75 units of assisted living and memory care. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

The availability of vacant sites within these residential zones is extremely limited. Given Agoura Hills' growing senior citizen population and the City's desire to provide a range of housing options to allow seniors to remain in the community, the 5th Cycle Housing Element established a program to conduct a land use study to evaluate expanding the permitted locations for congregate housing to additional zone districts, such as the Commercial Retail Service (CRS) zone district. In 2014, the City amended the Zoning Code to allow Residential Care Facilities for the Elderly in both the CRS zone and BP-OR zones subject to a Conditional Use Permit. Oakmont Senior Living (Residential Care Facility for Elderly – Assisted Living and Memory Care) was approved in 2018 and is currently under construction in the

BP-OR zone, and the City anticipates a second similar facility, also in the BP-OR zone, to submit an application in the near future.

Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Agoura Hills accommodates most accessibility modifications through issuance of a simple remodel permit. Required accessible features (e.g., guardrail, ramp) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. More significant accessibility modifications, such as a ramp with several switchbacks visible from the public sidewalk, may require a general site plan for Planning and Community Development Department staff to review the project's aesthetics, and are able to be reviewed within approximately five days.

In January 2012, the City Council adopted Ordinance No. 11-393, the Reasonable Accommodations Ordinance, consistent with federal and state laws regarding providing reasonable accommodations. Ordinance No. 11-393 creates a procedure in the Municipal Code for an individual with a disability to request a reasonable accommodation from land use and zoning regulations, policies, and practices, when needed, to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is processed ministerially and made by the Director of Planning and Community Development, unless the project for which the request is made requires some other discretionary approval, in which case the request is handled concurrently with the application for discretionary approval. The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval:

1. The accommodation is requested by or on behalf of one (1) or more persons with a disability protected under the Fair Housing Laws;
2. The requested accommodation is necessary to provide one (1) or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
3. The requested accommodation will not impose an undue financial or administrative burden on the city;
4. The requested accommodation will not result in a fundamental alteration in the nature of the city's land use and zoning program; and
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

In determining whether the requested *reasonable accommodation* would require a fundamental alteration in the nature of the City's land use and zoning program, the City may consider whether the requested *accommodation* would fundamentally alter the character of the neighborhood, among other factors, which is similar to findings required for a Conditional Use Permit and could be considered a constraint on housing for persons with disabilities. As such, a program has been

included in the Housing Element for the City to review and update findings for the Reasonable Accommodations Ordinance to remove any constraints to housing for persons with disabilities.

The City Building and Safety Division strictly enforces state and federal accessibility requirements in new construction based on a standard of “equivalent facilitation” for disabled individuals. New apartment buildings are subject to requirements for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. Subject to funding availability, the City also makes available housing rehabilitation assistance to income-qualified households for accessibility improvements.

The City’s Zoning Ordinance specifies that the Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, and the proportion of covered spaces by 50 percent to the extent senior housing is provided for very low- low- and moderate-income households. The Planning Commission also maintains the discretion to reduce parking requirements for projects with unusual circumstances that warrant a reduction in the City’s standard parking requirements. Housing for persons with a non-ambulatory disability, or other disability that restricts driving, would qualify for parking reductions under these provisions.

The City’s Building Code is based on the latest version of the California Building Code, along with all required updates. The City has not made any amendments to the Building Code that might diminish the ability to accommodate persons with disabilities.

Agoura Hills has conducted a review of zoning, permit processing and Building Code requirements, and has identified two potential barriers to the provision of accessible housing: a) the Conditional Use Permit requirement for community care facilities with more than six residents, and b) subjective reasonable accommodation findings regarding neighborhood character. Programs have been added to the Housing Element to address these potential constraints.

Definition of Family

The California courts have invalidated the following definition of “family” within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The Agoura Hills Municipal Code includes the following definition of family:

"Family" shall mean any number of persons living together in a room or rooms comprising a single dwelling unit and related by blood, marriage or adoption, or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage, or adoption, but inhabiting a dwelling unit, shall for the purpose of this article be considered to constitute one (1) family if it is a bona fide single household, including servants and other live-in employees contained in such group.

Pursuant to California statutes, Agoura Hills' definition of family is not limited to individuals; encompasses persons not related by blood, marriage or adoption; and does not limit the number of unrelated persons living in a housing unit. It is, therefore, not a constraint to housing development in general or the provision of housing for disabled persons.

Transitional and Supportive Housing

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units. The Agoura Hills Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." The Code allows transitional housing in the same manner as other similar housing types in the same zone. For example, multi-family housing, which is greater than two-family dwellings, is allowed with a Conditional Use Permit in the RM zone, and by right in the RH zone. Transitional housing that consists of more than two dwellings is also conditionally allowed in the RM zone, and allowed by-right in the RH zone. Transitional housing that consists of one or two family dwellings is a permitted use in the RM and RH zones, the same as that for non-transitional housing of the same density.

Agoura Hills has added the following definition of supportive housing to its Code: "housing with no limit on the length of stay, that is occupied by the target population as identified in state law, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community." Similar to transitional housing, Agoura Hills regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria;
- Approval of an application for supportive housing that meets these criteria within specified periods; and
- Elimination of parking requirements for supportive housing located within ½ mile of public transit.

The City has included a program in the Housing Element to amend the Municipal Code to address these new requirements. The amendment will also expand transitional and supportive housing that is structured as a single-family dwelling to all zones where single-family residential uses are permitted.

Emergency Shelters and Low-Barrier Navigation Centers

As discussed in the Homeless section of the Housing Element Needs Assessment (Chapter II), due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many homeless individuals or families, and the 2020 Los Angeles Point in Time Count identified just two homeless persons in the City (Los Angeles Homeless Service Authority). In November 2020, City staff identified five homeless individuals in the City, with most of these individuals located around the City's two main shopping centers.

In order to assist the homeless population, the City has a team that includes the Deputy City Manager, the City's Public Safety Liaison Officer and the Homeless Coordinator from the Las Virgenes-Malibu Council of Governments (COG). This team works together to provide outreach and help homeless persons access services, and the COG homeless coordinator visits areas of the city daily. The City has a log to keep track of cases and provide follow up if needed. Agoura Hills residents can use the community mobile app SeeClickFix to notify City staff of the presence of homeless individuals. The City's website has information and links to a variety of homeless assistance resources, including LA Family Housing, Village Family Service (for youth aged 14-24), LA-HOP (L.A. County Homeless Outreach Portal) and The People Concern. The City's program provides homeless outreach and assistance in a timely and efficient manner.

SB 2 requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

The Agoura Hills Zoning Code defines emergency shelters as "housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay." Emergency shelters are permitted by-right in the Commercial Retail Service (CRS) zone, and conditionally permitted in the Commercial Shopping Center (CS), Commercial Neighborhood Center (CN) and Commercial Shopping Center-Mixed Use (CS-MU) zones. The CRS zone is best suited to house an emergency homeless shelter. This zone district is characterized by proximity to transit (bus service), is centrally located and has good freeway access. Review of existing land use within the CRS zone (June 2021) identifies 10 vacant parcels (8.26 acres), and 14 parcels considered underutilized (6.89 acres), providing adequate capacity for provision of an emergency shelter.

The process for permitting an emergency shelter in the CRS would be the same as that of any other by-right use, and the process for granting a Conditional Use Permit for an emergency shelter in the CS, CN or CS-MU zone would be the same as that of any other conditionally allowed use. The City's CRS development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 square feet (sf),
- Minimum lot width and depth: 100 feet (ft),
- Maximum lot coverage: 60%,
- Building height: 35 ft,
- Front yard setback: 20 ft or up to building height,
- Side yard setback: none, or 10 ft if adjacent to residential zone or a public street,
- Rear Yard Setback: 10 ft or up to building height, and
- Landscaping: 10% of the area of the property.

The Agoura Hills Municipal Code establishes the following objective standards to regulate emergency shelters to be located in the CRS zone:

- The maximum number of occupants to be served shall not exceed twenty (20);
- A minimum distance of 300 feet shall be maintained from any other emergency shelter;
- The maximum stay at the facility shall not exceed ninety (90) days in a 365-day period;
- Clients shall only be on-site and admitted to the facility between five p.m. (5:00 p.m.) and eight a.m. (8:00 a.m.);
- An interior waiting and intake area shall be provided which contains a minimum of two hundred (200) square feet. If not feasible to locate internally, an exterior waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility; shall be in a location not adjacent to the public right-of-way; and shall be visibly separated from public view by a minimum six (6)-foot tall visual screening;
- A minimum of one (1) employee per 15 beds, in addition to any security personnel, shall be on duty and remain on-site during operational hours;
- Security personnel shall be provided during operational hours and when people are waiting outside;
- Exterior lighting shall be provided for the entire outdoor area of the site, consistent with the provisions of this article and the City Lighting Standards and Guidelines;
- Parking shall be provided at a ratio of one space per 250 square feet of building area, consistent with parking requirements for retail commercial uses in the CRS zone; and
- The operator of the facility shall provide an annual report of the use of the facility and demonstration of compliance with the City’s development standards for the use.

Pursuant to AB 139 (effective January 2020), the City has included a program in the Housing Element to amend the current parking standards to a ratio based on the number of shelter staff.

Low-Barrier Navigation Centers are defined as “a Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 requires cities to allow a Low-Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. The requirements of this bill are effective through the end of 2026, unless extended. If the City receives an application for these uses, it will process them as required by state law. A program has been included in the Element to develop by-right procedures for processing low-barrier navigation centers.

Single-Room Occupancy (SRO)

The March 2011 update to the Agoura Hills Zoning Code included specifying provisions for single-room occupancy (SRO) hotels. The Zoning Code defines a single-room occupancy hotel as a, “commercial facility where individual secure rooms are rented to a one- or two-person household. Single-room occupancy hotel units are provided on a daily, weekly, or monthly basis, and are typically eighty (80) to two hundred fifty (250) square feet in size, with a sink and closet, but which require the occupant to share a communal bathroom, shower, and kitchen.” The Business Park – Office Retail (BP-OR) zone west of Palo Comodo Canyon Road is the most conducive to provision of SROs, either through new development or re-use of an existing building. An SRO is a conditionally permitted use within this zone. Other hotels are permitted in this same area of the BP-OR zone.

Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

In 2014, the City added a definition and provisions for small employee housing (per Ordinance 14-406). The definition is as follows: “Employee housing, small” shall have the same meaning as the term “employee housing,” as defined in California Health and Safety Code Section 17008, where such housing provides accommodations for six (6) or fewer persons. As shown in Table III-3, small employee housing is permitted in the RV, RL, RS and RM residential zones.

Farm Employee Housing: The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village or Calabasas. According to data compiled from the American Community Survey by SCAG, no full-time jobs identified within the Agoura Hills city limits fall within forestry, fishing or farming. Therefore, given the apparent absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install collector and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement, there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare. The cost of these required off-site improvements vary with the sales price of each dwelling unit, depending on the nature of development (i.e., hillside

or flatland development). The City charges a Traffic Impact Fee (TIF) for cumulative traffic mitigation. Public street right-of-way improvements are credited against this TIF.

In terms of street standards, the City uses a standard 36-foot curb-to-curb width requirement within a 50-foot right-of-way for local residential streets. Secondary arterial streets are 50-64 feet curb-to-curb, within a 70-80-foot right-of-way. Within the Agoura Village Specific Plan, reduced street widths are provided to encourage slower travel speeds and reduce pedestrian crossing distances. For example, Agoura Road, which is at the heart of the AVSP, is designed to consist of one 12-foot travel lane in each direction, an 8-foot buffer/Class II bike route, and 16-foot diagonal parking. Within Old Agoura, the City allows rolled curbs to maintain consistency with the area's rural character.

The developed portions of Agoura Hills have the majority of necessary infrastructure already in place. However, areas designated Very Low Density, and even some Low Density Residential areas, are not served by infrastructure necessary to support higher density development, and the extension of sewer and water lines to these areas would add significantly to development costs.

4. Development Fees

Table III-4 summarizes the City's development fees for residential projects. Agoura Hills' development fees were established based on an independent study to reflect the actual cost involved in permit processing and providing services. The City lacks the resources to provide these services at less than cost for the purposes of subsidizing housing. However, fees will vary per unit depending on the value of the unit and the nature of the approval process (such as whether a conditional use permit, plan amendment, oak tree report, soils/geology report, hydrology report, or major grading is required).

In October 2011, the City Council adopted a new Transportation Impact Fee (TIF) Rate (Resolution No. 11-1639). Development fees are assessed for cumulative traffic impacts. The development fee, or TIF, is \$3,094 per single family residential unit, \$1,516 per multi-family unit, and \$1,365 per residential multi-family unit in a mixed use project. Fees for commercial and industrial development are somewhat higher than residential fees based on the greater number of trips generated by these land uses. These fees are necessary to provide for roadway improvements due to deficiencies caused by new development. These fees, in effect, remove a constraint on housing as additional roadway improvements and capacities are made which help accommodate additional housing development throughout the City.

Table III-4: Development Fees for Residential Projects (June 2021)

Fee Category	Fee Amount
Environmental Assessment	
Categorical Exemption	\$812
Initial Study	\$3,375
EIR or MND (Deposit)	Consultant Fee + 20%
Plan Check – Single-family development	\$5,513
Application Review	
Building Division	\$171
Public Works Department	\$286
Parcel Map	
Tentative Map/Final Map	\$1,552 (Tentative) / \$334 (Final)
Tract Map	
Tentative Map/Final Map	\$1,552 (Tentative) / \$235 (Final)
Zoning/Land Use Entitlement	
<i>Conditional Use Permit</i>	
New SFD	\$6,732
New MF	\$7,409
<i>Zone Change</i>	\$4,603
<i>General Plan Amendment</i>	
Pre-Screen Review	\$1,880
Public Hearing	\$3,376
<i>Zoning Ordinance Amendment</i>	
Pre-Screen Review	\$4,115
Public Hearing	\$5,089
<i>Site Plan/Architectural Review</i>	
Zoning Administrator	\$1,674
Planning Commission	\$7,607
Pre-Application Review	\$3,537 + \$3,028 consultant deposit
Traffic Engineering Review	\$4,286 consultant deposit
Geological/Geotechnical Consultant Review	
Planning Review Fee	\$535
Geotechnical Consultant Review	\$5,000 consultant deposit
Landscape Review	\$467 + \$1,500 - \$3,000 consultant deposit
Oak Tree Permit	
Minor Oak Tree Permit	\$135 + \$275 consultant deposit
Administrative Review	\$371 - \$662 + \$1,000-\$1,200 consultant deposit
Consultant Review for Administrative Approval	\$525 - \$1,000 Deposit
Consultant Review for Planning Commission	\$2,000 - \$3,000 Deposit
Public Hearing Notification	\$371 - \$662
Art in Public Places (for subdivision of 40+ residential lots only)	In-Lieu Fee: 1.25% building valuation <i>or</i> Art Installation: 1% building valuation
General Plan Cost Recovery	\$1.41/\$1,000 construction valuation
Specific Plan Cost Recovery (Agoura Village only)	\$.5882/s.f.
Traffic Impact Fee	\$1,516 (multi-family) - \$3,094(single-family)/unit

As a means of assessing the cost that fees contribute to development in Agoura Hills, the City has calculated the estimated total Planning, Building and Engineering fees for an 18-unit multi-family

residential project in Old Agoura. As indicated in Table III-5, the total City fees for this project run about \$119,000, equating to \$6,602 per unit, exclusive of School District, Water District and County Public Works fees, and assuming on-site provision of required inclusionary housing units. Fees for condominium projects and single-family subdivisions would be somewhat higher as they would also be subject to parkland dedication requirements under the Quimby Act.

Table III-5: Total Development Fees for 18 Unit Multi-Family Project

Fee Category	Fee Amount	Deposit Amount
PLANNING		
Site Plan/Architectural Review	\$7,607	
General Plan Cost Recovery	\$3,996.70	
Landscape Consultant Review	\$467	\$3,000
Geotechnical Consultant Review	\$535	\$5,000
Oak Tree Permit & Consultant Review	\$662	\$3,000
Sign Permit	\$1,417	
Plan Check	\$5,513	
Public Hearing Notification	\$1,061	
BUILDING		
Plan Check	\$25,377.60	
Building Permit	\$19,395.81	
Technology Surcharge	\$3,572.84	
ENGINEERING/PUBLIC WORKS		
Traffic Impact Fee	\$28,288	
Encroachment Permit	\$1,527	
Grading Permit	\$1,083.20	
Grading Plan Check	\$1,284.80	
Traffic Control Plan Review	\$1,772	
Traffic Engineering Consultant Deposit		\$4,286
TOTAL (including deposit amounts)¹	\$118,846	\$15,286
TOTAL FEES PER UNIT	\$6,602	

Source: City of Agoura Hills Planning Division, June 2021. Project Assumptions: a) 18 residential units; b) Total sf = 31,307; c) total valuation = \$2,813,262; 4) No Tract Map or Parcel Map.

¹ City staff and consultants log hours spent on each project and charges time against the trust account deposit. Upon completion of the project, any balance remaining in the trust account is refunded to the applicant.

Based on a \$250/sf average development cost for a 1,200 sf low rise apartment (Metropolitan Policy Program at Brookings www.brookings.edu 5/5/20), the City's development fees constitute well under five percent of unit development costs. In summary, Agoura Hills' planning and development fees do not serve as a constraint to the production housing. Furthermore, as an incentive for the provision of on-site affordable housing units, the City has updated its inclusionary in-lieu fees to reflect full cost recovery, and offers fee reductions as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low- and low-income units to defer payment of development fees until issuance of a certificate of occupancy.

5. Processing and Permit Procedures

Permit processing in Agoura Hills takes an average of six to nine months for single-family development and twelve to eighteen months for a tract development if an Environmental Impact Report (EIR) is required. The City has adopted one-stop permit coordination, and conducts a pre-application conference for larger scale projects to identify any potential concerns early on, and to identify any special studies required. The City's website has an extensive "Planning Process Guide" that outlines application requirements and review processes for projects. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and most other proposed projects are required to submit a geotechnical report. Applications are not deemed complete until these reports have been accepted by City staff. Although the requirement for geological and geotechnical reports can extend the permit process and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Agoura Hills, as there has been a history of slope failures in the City.

All multi-family projects are required to undergo site plan review by the Planning Commission, triggering public hearing and noticing requirements. Hillside developments are required to obtain a Conditional Use Permit, triggering public hearing and noticing requirements.

Currently, the Agoura Hills Municipal Code contains objective standards, but also subjective standards and guidelines that need to be identified and revised. The City is using a portion of the awarded SB 2 grant funds to develop a streamlined review process for projects that meet certain affordability requirements (per SB 35). The modifications and changes of the Agoura Hills Municipal Code will help refine design guidelines, revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production. By refining the Municipal Code, there will be a quantifiable cost and time savings for both staff and developers, which will lead to an expedited approval process. The processing time for a housing project can take more than 18 months. It is estimated that these revised standards and guidelines will result in a 10% time savings for preparing housing development applications, a 15% time reduction for City staff review, and a 50% time reduction for design review.

Agoura Village Specific Plan (AVSP)

The following describes the current review process within the Agoura Village Specific Plan (AVSP). As part of the current update to the Plan, objective development standards are being developed to allow qualified projects to undergo staff level, non-discretionary review. "By-right" projects include applications on sites included in the 4th and 5th Cycle Housing Elements that include at least 20% lower income units; sites being rezoned to accommodate a lower income RHNA shortfall that include 20% lower income units; and applications being processed pursuant to SB 35 streamlining. The AVSP update will potentially make additional changes to development processing procedures to better facilitate development.

Development within the Agoura Village Specific Plan area currently undergoes a unique review process and all projects require an Agoura Village Development Permit (AVDP), with the Planning Commission and sometimes City Council serving as the final approval body. An interdepartmental Staff Review Team (encompassing Planning, Building and Safety, Engineering, Oak Tree/Landscape, Traffic, Geotechnical, and Architecture) is assembled to work with the applicant early on in project

design and throughout the process. The following describes the two-step AVDP Concept Plan Review and Formal Application Review process for multi-family and mixed-use development; single-family development is not permitted within the Specific Plan.

Concept Plan Review occurs early in the process while the site layout is in the preliminary stage. Its purpose is to work with the applicant from the outset to ensure projects are designed consistent with the Specific Plan. Concept plan review focuses on general design and site planning principles, including creation of streets and blocks, placement of buildings, location of parking, building types, and design of the public realm. The applicant is also informed about affordable housing requirements and opportunities, and invited to meet with City staff early to assist in determining how affordable housing can be accommodated in the project. The concept plan review process involves: 1) submittal of concept application materials by the applicant; 2) review of concept application by Staff Review Team; 3) applicant meeting before the City Council Land Use and Economic Development committee (LUEDC); and 4) review by the City's Architectural Review Panel (ARP). The ARP is a two-member committee whose role is to provide feedback on the project concept based on the design guidelines contained in the Specific Plan; the ARP is not an official recommending or decision-making body.

Once the concept project has been reviewed by the three bodies, staff compiles a complete set of comments and meets with the applicant. The applicant maintains the option of returning to the LUEDC and ARP for additional direction prior to preparation of the formal application. Upon refinement of the project through Concept Plan review, a more detailed project application is submitted to the City to initiate the formal application review process.

Formal Application Review. The formal application submittal includes a complete set of drawings, including detailed site plan, building elevations, cross sections, floor plans, roof plans, grading plans, and landscape plans. These are not construction drawings, yet provide more detail than the conceptual drawings included in the preliminary application. Additionally, any required technical studies are submitted, including those related to hydrology/drainage, soils/geology, and as applicable, an oak tree report and/or traffic study.

The formal application process involves: 1) completion of a formal Agoura Village Development Permit application; 2) review of application by Staff Review Team; 3) review by the LUEDC; and 4) review by the Architectural Review Panel. Each of these bodies can meet fairly quickly, with review by the LUEDC and ARP within three weeks of the Staff Review Team.

As with the concept review process, once the formal application submittal has been reviewed by the three bodies, staff prepares a complete set of comments and meets with the applicant for review. Once any necessary revisions are made to the application, it is brought before the Planning Commission for recommendation to the City Council and then forwarded to the City Council for decision and permit issuance. CEQA review is managed by City staff, and as the Program EIR for the Specific Plan includes extensive baseline environmental analysis (including a detailed biological survey), project-level CEQA review will focus on project-specific impacts.

The City's policy is to work with applicants early on in the process to expedite processing of applications within the Agoura Village Specific Plan, with a goal of completing concept plan review through entitlement approval within one year.

6. Additional Governmental Constraints

Based on Agoura Hills' environmental characteristics, a number of performance standards are required of new development to minimize impacts on the community. Because much of future residential development would occur within AVSP, it is important to recognize that few of these special standards and overlay districts are applicable within the AVSP. None of the overlay districts described below apply within the AVSP, though the City's Hillside Management Ordinance, Grading Ordinance and Oak Tree Preservation Ordinance are all applicable.

Hillside Management Ordinance

The City's Hillside Management Ordinance protects the public health and safety with regard to fire hazards and slope stability. In order to preserve the natural character of the hillsides, plant and animal life, and scenic viewshed, the City has established the following density and open space requirements tied to the slope of the property:

Table III-6: Density Limitations and Open Space Requirements

Percent of Slope	Minimum Acreage/ Unit	Minimum Open Space/Parcel
10-15	0.50 acres	32.5%
16-20	0.66 acres	47.5%
21-25	1.00 acres	62.5%
26-30	1.66 acres	77.5%
31-35	2.50 acres	92.5%
36-over	20.00 acres	97.5%

Note: Should open space requirements preclude all development potential, one residential unit is permitted per parcel, subject to certain limitations.

Oak Tree Preservation

The purpose of this ordinance (AHMC Section 9657.5 and appendix A) is to protect and preserve oak trees in recognition of their historical, aesthetic and environmental value to Agoura Hills and to provide regulatory measures designed to accomplish this purpose. The City's Oak Tree Preservation Ordinance provides that "no one shall cut, prune, remove, relocate, endanger or damage any tree protected by this section or any public or private land located within the incorporated areas of the City of Agoura Hills, except in accordance with the conditions of a valid Oak Tree Permit, issued by the Department of Planning and Community Development or the Planning Commission." The City has retained the services of an Oak Tree Specialist to coordinate the processing of Oak Tree Permits and to supervise the pruning, relocating, or altering of any oak trees. This involves administrative and consultant review for the project. The oak trees in the City are, for the most part, located in hilly areas designated for single-family homes or commercial uses. The oak tree ordinance promotes slope stability, erosion control and energy conservation by providing buildings with shade, and adds to the character and identity of the community.

Grading Ordinance

The City has adopted grading criteria designed to minimize the visual and public safety impacts of grading. Chapter 4: Natural Resources of the General Plan has as a goal- the preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation and tourism. The General Plan requires development to be located and designed such that the visual quality of the hillsides is maintained and alteration of natural topography is minimized. The Grading Ordinance establishes development regulations designed to protect residents from geologic hazards and destruction of property.

Drainageway, Floodplain, Watercourse Overlay District

The D Overlay District is intended to be applied to those areas of the City which are known to be subject to flooding. The primary objective of this district is to establish criteria for land management and use in flood-prone areas in order to prevent and minimize economic loss caused by flood flows. Structures designed for human habitation are prohibited within the D District. A hydrology report is typically required to determine the limits of the floodplain prior to allowing construction.

Indian Hills Design Overlay District

The Indian Hills area is characterized by single family homes on steep terrain. The purpose of the Indian Hills (IH) Overlay District is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines. The district does not independently constrain housing supply, but rather reflects underlying geologic and topographic constraints. In this overlay district, all discretionary reviews include the review of the architectural treatment of all buildings and structures as to design of all retaining walls, grading, compatibility of materials and color, conformance



to existing terrain, appearance from adjacent streets, distant arterials, and the Ventura Freeway (U.S. Highway 101), as well as the feasibility of development from a geological perspective. This overlay district has no significant impact on residential density.

Old Agoura Overlay District

The purpose of the Old Agoura (OA) Overlay District is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines. This area is characterized primarily by low density, single-family homes on large lots and small commercial buildings, with a small area of multi-family homes located south of Driver Avenue. The design guidelines for Old Agoura are intended to maintain the "rustic" character of the area. The overlay district has no significant impact on residential density. The Old Agoura Guidelines are intended to prohibit overbuilding on lots to preserve the ability to maintain horses and other farm animals, promote rustic building design, and maintain the variety of housing types in this area.

Freeway Corridor Overlay District

The purpose of the Freeway Corridor (FC) Overlay District is to recognize the importance of the land use, architectural design, and appearance of development within the FC to the City's image and to establish special design guidelines for all development within said areas. The areas within the FC Overlay District are "gateways" and of crucial importance in establishing the City's identity and character. Any project within the FC District must be compatible with the City's semi-rural character and should not overwhelm the City's low-intensity development style.

Soils/Geology Report Reviews

All residential developments in the City require the submittal of soil reports for review by City consultants. Hillside developments also require geology reports to ensure that the grading is done to minimize cuts, fills and retaining walls, and to minimize the chances of geologic problems.

7. Building Code

Pursuant to state law, Agoura Hills has adopted the latest version of the California Building Code, along with all required updates. Agoura Hills has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Due to the City's adjacency to wildland fire areas, new homes in the Very High Fire Severity Zone are required to have Class B, fire retardant roof materials and non-combustible exterior materials. In addition, new houses in the Very High Fire Severity Zone are required to be equipped with fire sprinklers;
- Increased setbacks are required from the top and toe of slope. This requirement is intended for mudslide and landslide protection; and
- The City is characterized by expansive soils, and in response, the City requires larger building footings and sinking deeper into the soil.

B. MARKET CONSTRAINTS

Potential market constraints included within the provisions of the Housing Element requirements include issues of availability of financing, land costs, construction costs, and length of time for building permit issuance. Analysis of these issues can shed light on the private market forces, which affect housing availability and affordability.

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-3 summarizes the HMDA data for both Agoura Hills and Los Angeles County, providing information on the approval status of all home purchases, refinance and home improvement loan applications during 2016.

- Of the total 494 completed applications for home purchase loans in Agoura Hills, 87 percent were approved and 13 percent were denied, which is the same as the approval and denial rates County-wide. Five years earlier in 2011, the approval rate for home purchase loans in Agoura Hills was 72 percent, indicating access to mortgage financing has improved in the City. Review of loan denials by Agoura Hills' five census tracts indicates no tracts with loan denial rates significantly above the 13 percent citywide average.
- The volume of applications for refinance loans in Agoura Hills was two and a half times that of home purchase loans, with 76 percent of the total 1,292 applications receiving approval and 24 percent denied, similar to the regional average.
- The number of applications for home improvement loans in Agoura Hills was very limited at just 89, with 74 percent of applications receiving approval and 26 percent being denied, slightly better than the 31 percent denial rate County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

In summary, HMDA data supports good access to residential financing in Agoura Hills.

Table III-7: Status of Home Purchase, Refinance and Home Improvement Loans – 2016

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Agoura Hills	LA Co.	Agoura Hills	LA Co.
Conventional Home Purchase Loans					
# Applications	494	432		62	
% Approval/Denial		87%	87%	13%	13%
Refinancings					
# Applications	1,292	979		313	
% Approval/Denial		76%	73%	24%	27%
Home Improvement Loans					
# Applications	89	66		23	
% Approval/Denial		74%	69%	26%	31%

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. The City is nearly built out with few vacant lots remaining that are not subject to constraints precluding residential development. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. While Agoura Hills cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land.

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Thus, land costs alone produce a situation where housing is not within the financial means of lower income households. The high land costs make construction of lower income housing in the City almost impossible without governmental assistance.

3. Cost of Construction

Construction factors, such as the type of construction, site conditions, subterranean vs at-grade parking, unit size and amenities, all impact the cost of housing. A major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a seven and a half percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

Though construction costs comprise a large portion of the total development cost of a project, the costs in Agoura Hills are not atypical compared to the County, and therefore would not constitute an actual constraint on housing production. Also, a reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing

4. Contractual Constraints

The majority of residential development projects in Agoura Hills have formed private homeowners’ associations (HOAs). Many of these homeowners’ associations have Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of tradeoffs to allow greater density in the flatter portions of the residential tract. In some instances, the City zoning ordinance is less restrictive than the established CC&Rs. The City enforces the provisions of the zoning ordinance. However, the provisions of the CC&Rs are enforced by the homeowner’s associations (HOAs).

5. Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. As shown in Table III-8, most projects in the City propose to maximize the number of units permitted under zoning. The only project that is proposing to build less is the West Village Project. This project proposes 78 multi-family units, while the AVSP allows 90 in this Zone B as base dwelling units, with potential for an additional 22 units with the AVSP density bonus (if providing a public plaza or extra traffic fees).

Table III-8: Comparison of Zoned Densities with Built or Proposed Densities

Project	Zoning	Permitted Density	Proposed or Built Density
West Village	AVSP Zone B	90 units in Zone B 22 add'l units with AVSP density bonus	78 units ¹
Williams Homes	RM-CD-FC, RS-D-FC	24	24
Hrach Apartments	RH (25)-OA-FC-EQ	5	5
Cornerstone	AVSP Zone E	35	35
The AVE	AVSP Zone A south	95 units in Zone A South 23 add'l units with AVSP density bonus	118

Source: Agoura Hills Community Development Department, July 2021.

¹ Based on 8-17-20 application submittal.

6. Length of Time Between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Agoura Hills are for single-family homes, with building permit issuance generally taking four (4) months after Planning approvals, though some applicants take longer to submit construction drawings after receiving approvals. Hillside properties may take a few months longer due to the need for technical and engineering studies.

In Agoura Hills, most approved projects are constructed in a reasonable time period. As of December 2020, no units approved over one year ago had not yet pulled building permits, and no project approvals had expired.

On March 4, 2020, Governor Newsom proclaimed a state of emergency due to COVID-19. The Legislature observed that the pandemic slowed the processing of approvals, permits, and entitlements for housing development projects, resulting in the premature expiration of some entitlements. AB 1561, effective January 1, 2020 finds, “A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis.” Under this legislation, any housing entitlement that would expire between March 4, 2020 and December 31, 2021 is to be extended by 18 months.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Hillsides/Slopes

Large portions of Agoura Hills are covered with major hillsides, which serve as a significant constraint to development. Development on such severely sloped parcels requires substantial modification to the natural terrain, which could result in geologic hazards, loss of significant ecological areas, and changes to scenic viewsheds.

As a means of preventing erosion and landslides and preserving Agoura Hills natural hillside topography, the City has adopted a Hillside Management Ordinance to regulate the density of development in hillside areas (see discussion of ordinance under Governmental Constraints). In addition, the City has adopted a Transfer of Development Regulations (TDR) program to allow development credits to be transferred from open space hillside parcels, or other sensitive open space areas, to residential areas more suited to development.

2. Noise

Several parcels identified in the Housing Element sites inventory Agoura Hills are located along the Ventura Freeway corridor and are exposed to noise levels of 65 CNEL and above.

Both the Department of Housing and Urban Development (HUD) and State Department of California have established noise guidelines for residential construction. New residential development should not be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn). Freeway parcels in Agoura Hills may not meet these noise criteria. However, sound attenuation techniques, including freeway soundwalls, double pane windows and building orientation can all be utilized to reduce noise to acceptable levels for residential development. In addition, by code, design features sufficient to reduce interior ambient levels to 45 dBA must be provided in all residential buildings.

Sound walls can significantly reduce noise levels along freeway routes, thereby lessening the incompatibility of locating residential uses adjacent the freeway. However, Caltrans has established a priority system for developing freeway sound walls and will only construct sound walls for residential neighborhoods which were developed prior to freeway construction. Nonetheless, in the mid 1990s, the City worked with Caltrans in constructing a soundwall opposite existing residential development west of Lake Lindero Drive.

3. Lack of Sewer Availability

Presently, there are no sewer lines in place in the majority of the Old Agoura and Indian Hills areas. Residences are served by individual septic tanks and leach lines. Insofar as the area remains on a septic system, this will prevent the development of higher density housing. Individual developers can install private sewer systems to support development, however, this would contribute significantly to the cost of housing. No Housing Element sites are located in these areas.



Old Agoura District



IV. HOUSING RESOURCES

The following section presents the various resources available for the development, rehabilitation and preservation of housing in Agoura Hills. This includes the availability of land resources for housing growth; financial resources to support housing in the community; and resources for energy conservation and reducing greenhouse gas emissions.

A. AVAILABILITY OF SITES FOR HOUSING

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City’s fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). This section documents the availability of sites for future development and the adequacy of these sites to address Agoura Hills’ regional housing needs for the 2021-2029 planning period. As presented in Table IV-1, the City plans to fulfill its share of regional housing needs using a combination of the following:

- Vacant single-family sites with zoning in place
- Provision of accessory dwelling units
- Designation of opportunity sites with an Affordable Housing Overlay

**Table IV-1
Summary of Potential Housing Units**

Areas	Total Units	Income Distribution			
		Very Low	Low	Moderate	Above Moderate
2021 – 2029 RHNA Targets	318	127¹	72	55	64
Vacant Single-family Sites	102				102
Accessory Dwelling Units (ADUs)	80	14	34	5	27
Site Capacity with Zoning in Place	182	48		5	129
RHNA Surplus/(Shortfall)	(136)	(151)		(50)	+65
Sites to be Designated with Affordable Housing Overlay					
Agoura Village Specific Plan (AVSP) Sites	660	132		65	463
Mixed Use Shopping Center Sites	188	38		--	150
RM 15 Rezone Sites (Outside AVSP)	553	111		55	387
Total Rezone Sites	1,401	281		120	1,000
Total Site Capacity	1,583	329		125	1,129

¹ One-half of the City’s Very-Low Income housing needs are for Extremely-Low Income households.

As shown in Table IV-1, the City has a shortfall in sites with zoning in place to address its very low, low and moderate income RHNA needs. To accommodate this shortfall, the Housing Element includes a program to adopt an Affordable Housing Overlay and apply it to select sites identified as suitable for development within the eight-year planning period. One advantage of this approach is that affordable units are more equitably distributed throughout the community, rather than being concentrated in one location as had been the approach in the 4th and 5th cycle Housing Elements in Agoura Village.

1. Vacant Single-family Residential Sites

Agoura Hills contains approximately 2,000 acres of undeveloped land, including large acreages of unspoiled hillsides. However, the vast majority of this land is restricted open space, subject to a variety of environmental and infrastructure constraints that preclude housing development, including steep slopes, significant ecological areas (SEAs), and lack of sewer capacity. These constraints to residential development are described in detail in the prior section.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. A comprehensive review of all vacant sites designated for single-family residential development in Agoura Hills was conducted by the City to assess future residential production potential; vacant multi-family and mixed use sites are evaluated in the section on Affordable Housing Overlay sites. Table IV-2 provides a summary of the realistic development potential on these sites by General Plan land use designation; a detailed, parcel-specific inventory of these sites is included in the Appendix.

Table IV-2: Summary of Vacant Single-family Residential Parcels

General Plan and Zoning Category	Acreage	Unit Potential
Very Low Density Residential (RV)	21.19	21
Low Density Residential (RL)	11.9	19
Single-Family Residential (RS)	13.18	40
Open Space - Restricted (OSR)	87.44	22
Total	133.71	102

Source: City of Agoura Hills, October 2020.

2. Accessory Dwelling Units

Adding accessory dwelling units (ADUs) to single-family parcels provides a low impact way to integrate modest cost rental housing throughout the community. Consistent with state law, Agoura Hills has adopted a new ADU ordinance to facilitate the production of ADUs and Junior ADUs. The pace of ADU activity has begun to increase, with four permits issued in 2019, five in 2020, and now nine in the first nine months of 2021, with an additional four ADU applications in plan check and over ten applicants working towards plan check submittal. Pursuant to AB 671, the Housing Element includes Program #10a *Promote Accessory Dwelling Units* to further incentivize the production of affordable ADUs through the creation of architect-designed ADU construction plans that can be pre-approved and customizable. In addition, the City will be preparing an ADU user guide, homeowner checklist and cost calculator to streamline the development project application and review process, and reduce up-front project costs for the homeowner.

Given the growing interest in ADUs in the community, combined with additional marketing and incentives to be provided over the coming year, the sites inventory projects a minimum of 10 new ADUs to be produced annually, or 80 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020), with actual affordability to be reported based on ADU rental information collected at the time of building permit issuance. Housing Element *Program #10b Track and Monitor Accessory Dwelling Units* commits the City to a mid-cycle review of ADU production and affordability: if actual production and affordability is far from projected trends, the City will rezone an additional site to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach.

3. Housing Opportunity Sites

In Agoura Hills' last two Housing Element cycles, the City was able to accommodate its lower and moderate income RHNA needs on vacant multi-family and mixed use parcels within the Agoura Village Specific Plan (AVSP). While these sites have not yet been developed and can be included in the 6th Cycle Housing Element, they alone are not sufficient to address the City's much higher RHNA allocation of 318 units. Thus, City staff, with input from the community and City decision-makers, undertook a comprehensive analysis of potential additional sites for rezoning to accommodate Agoura Hills' RHNA. Sites were considered throughout the community that met the following criteria: a) larger than 0.5 acres; b) located outside single-family neighborhoods; c) no existing housing on site; and d) if developed, an improvement-to-land value ratio of less than 1.0, indicative of economic obsolescence. Additional considerations included sites under single ownership, and sites with active or pending development applications. Through the public review process, a total of twenty sites, including eight within the AVSP, were ultimately selected as those most viable and suitable for development within the eight-year planning period.

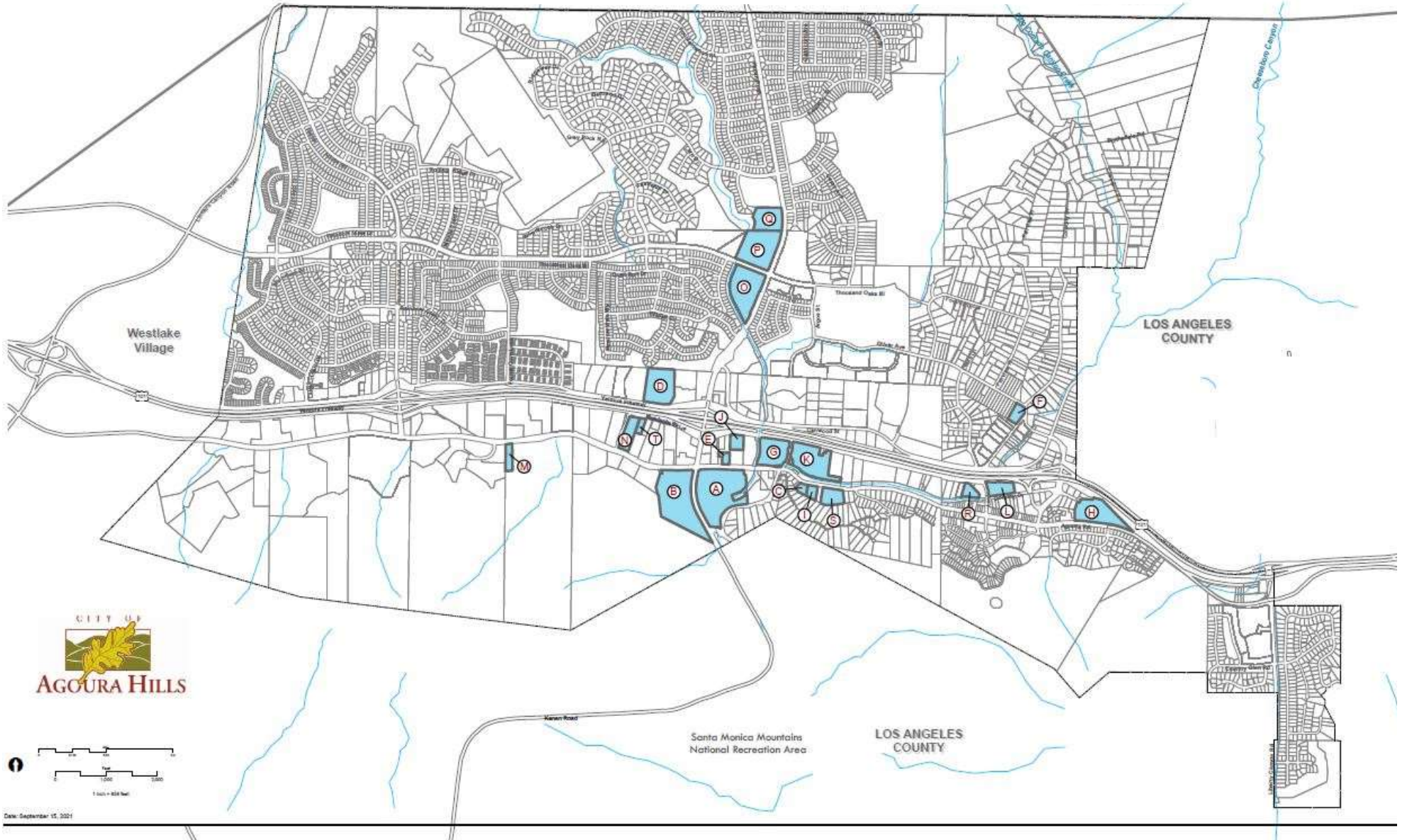
Table IV-3 summarizes the unit potential on each of the sites, and their location is depicted on Figure 1. Refer to Appendix C for additional details on development suitability and aerial photos of each opportunity site in the Housing Element sites inventory.

Table IV-3: Housing Opportunity Sites

Site No.	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Net Unit Potential
A	SW corner Agoura/Kanan Rds	12.37	AVSP	AHO	207
B	The West Village Project SW corner Agoura/Kanan Rds	7.37	AVSP	AHO	124
C	AN Investments 28902 Agoura Rd	0.87	AVSP	AHO	14
D	Clear Vista Project Canwood St, west of Kanan Rd	8.37	BP-OR	RM-15 w/h AHO	140
E	Moore N side Agoura Rd, AVSP Zone A	0.9	AVSP	AHO	15
F	SW corner Colodny Dr/Driver Ave	1.76	RL	RM-15 w/h AHO	33
G	Regency Theater Center 29045 Agoura Rd	6.24	AVSP	AHO	104
H	Dorothy Drive Agoura Rd, east of Chesebro Rd	7.92	BP-OR	RM-15 w/h AHO	99
I	Village Development South on Agoura Rd, east of Cornell Rd	1.2	AVSP	AHO	25
J	Roadside Lumber 29112 & 29130 Roadside Dr	1.76	AVSP	AHO	29
K	Whizin's Center 28912 Agoura Rd	10.0	AVSP	AHO	167
L	Plant Nursery and Adjacent Parcels 28263 Dorothy Dr	2.58	CRS	RM-15 w/h AHO	50
M	Principe Parcel Agoura Rd, east of Ladyface Ct	1.65	PD	RM-15 w/h AHO	30
N	Patagonia Parcel 29360 Roadside Dr	3.06	POM	RM-15 w/h AHO	76
O	Agoura Meadows Shopping Center 5675 Kanan Rd	8.05	CS-MU	AHO	67
P	Twin Oaks Shopping Center 5801 Kanan Rd	8.8	CS-MU	AHO	73
Q	Agoura City Mall Shopping Center 5801 Kanan Rd	5.7	CS-MU	AHO	47
R	Roadside Dr west of Lewis Rd	1.6	CRS	RM-15 w/h AHO	29
S	Reganathan Parcels Agoura Rd east of Cornell Rd	2.2	BP-OR	RM-15 w/h AHO	50
T	Roadside Dr east of Roadside Rd	0.87	POM	RM-15 w/h AHO	22
Total Opportunity Sites					1,401

AVSP = Agoura Village Specific Plan BP-OR = Business Park-Office Retail PD = Planned Development
CRS = Commercial Retail Service CS-MU = Commercial Shopping Center-Mixed Use RL = Residential Low Density

Figure 1 Housing Opportunity Sites



As shown in Table IV-3, all twenty housing opportunity sites would be designated with a new Affordable Housing Overlay (AHO). The overlay would layer on top of the base zoning regulations, and would allow a density increase and by-right approval process in exchange for providing an increased percent of affordable units beyond that required under the City's Inclusionary Housing Ordinance. The AHO will allow for 20 - 25 units/acre on designated sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For property owners choosing to develop under the AHO, the City's Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid.

The AHO would provide the following incentives to help make a development feasible and preferable to the underlying zoning:

- Increased densities,
- Increased height limits,
- Increased floor area ratios,
- Reduced parking,
- Reduced open space standards, and
- By-right development processing.

Because development under the AHO would be approved ministerially, the City will be creating objective design and development standards to both ensure the density can be achieved and that development reflects the City's values. It is anticipated that three separate sets of objective standards will be prepared corresponding to the following groupings of housing opportunity sites: a) the seven sites within the Agoura Village Specific Plan; b) the three large shopping center sites on Kanan Road; and c) the ten other sites in the Housing Element sites inventory.

In addition to applying the AHO to the twenty Housing Element sites, sites will also require various adjustments to the base zoning:

- **AVSP Sites** - The update to the Specific Plan will be replacing the current provisions of identifying the maximum number of units by subarea, to identifying the permitted density on individual parcels. The base zoning will continue to permit density of 20 dwelling units/acre, and will be expanded to Sites G, J and K which were previously in subareas of the AVSP that did not permit housing.
- **Shopping Center Sites** - The current CS-MU zoning on the three opportunity sites allows for a limited number of residential units at a density of 1.75 dwelling units/acre above commercial. The CS-MU zoning will remain, but the density increased to 15 dwelling units/acre and allow for horizontal mixed use with residential adjacent to the commercial buildings.
- **Other Sites** – The other sites in the inventory have a variety of zoning designations: BP-OR, CRS, POM, PD and RL. All these sites will be rezoned to a base density of RM-15, permitting between 6 - 15 dwelling units per acre. The increase in density to 25 dwelling units per acre and by right development processing will provide a strong incentive to develop under the AHO.

Sites Inventory Methodology and Assumptions

The following section describes the methodology and assumptions used to develop the sites inventory, as now required under Housing Element statutes. It provides justification for development on non-vacant sites, review of the factors used in estimating the realistic housing potential during the 2021-2029 planning period, and the methodology for distributing the potential housing units by income category for each selected site. The section concludes with a discussion of development on large sites and use of sites from the prior Housing Element.

Suitability of Non-Vacant Sites: One of the City’s considerations in evaluating potential sites was to first identify suitable vacant sites as these can more readily be developed. Of the twenty sites in the inventory, eleven are vacant with no existing improvements. These include sites A, B, C, D, E, F, H, I, M, R and S. Under the Affordable Housing Overlay, these vacant sites will provide capacity for development of 153 lower income units, or 77 percent of the City’s lower income RHNA of 199 units. Pursuant to Government Code Section 65583.2(g)(2), because Agoura Hills does not rely on non-vacant sites to accommodate more than half of its RHNA for lower income households, the Housing Element is not required to provide “substantial evidence” that the site’s existing use will impede development within the planning period. Instead, the Element is required to consider factors including existing uses, development trends, market conditions and regulatory and other incentives to assess the suitability of non-vacant sites.

Appendix C includes a detailed narrative describing the factors supporting redevelopment of each non-vacant opportunity site and provides evidence that the existing use does not serve as an impediment to residential development over the next eight years. As previously mentioned, with the exception of the shopping center sites where the existing commercial uses are assumed to remain, all non-vacant sites included in the inventory have an improvement-to-land value ratio of less than 1.0, indicative of economic obsolescence. In addition, many of the sites are significantly underdeveloped, such as Roadside Lumber, Whizin’s Center and the Plant Nursery (sites J, K, L). The age and condition of the existing structures on the sites also support redevelopment, and in the case of the Regency Theater Center and Plant Nursery (sites G and L), recent discussions with the property owner indicate an interest in residential development.

In terms of residential development trends, the City has applications for residential development on two of the opportunity sites (sites A & C), and pre-applications and/or concept reviews on three additional sites (sites D, E, H). The market conditions for housing are strong, as confirmed by this summation by Kosmont Companies Real Estate Economists:¹²

“The multifamily market in Agoura Hills is relatively small with just 912 units. Occupancy has steadily increased over the last 10 years, as have rents. Despite +95% occupancy rates and strong rent growth, only 2 new buildings totaling 23 units have been built in the past six years. There is clearly demand for more apartment units. The multi-family residential market is extremely strong, with much higher land values than other uses.”

And finally, the regulatory incentives offered under the AHO including increased densities and modified development standards, along with by right processing will provide significant incentives for development.

¹² November 13, 2019, Agoura Village Specific Plan Community Workshop. Presentation by Kosmont Companies.

Realistic Capacity: Housing Element statute (Gov. Code section 65583.2(c)(2) requires adjustment factors to be used to calculate housing capacity. These adjustment factors include:

- Land use controls and site improvements,
- Realistic capacity of site,
- Typical densities,
- Environmental constraints, and
- Infrastructure availability.

Each site has been evaluated based on the above factors and the net developable acreage adjusted accordingly. The site exhibits in Appendix C identify the adjustment factors used to assume each site's realistic capacity, which generally range from 66 to 80 percent of the site's maximum capacities. Adjustment factors take into account the presence of environmental constraints, such as oaks trees and topography, as well as the option to include non-residential uses on mixed use sites. All sites are served by infrastructure so no adjustments were necessary to address this factor.

For purposes of identifying typical densities on the AHO sites, sites are assumed to develop at the base Overlay density of 25 dwelling units per acre, with property owners utilizing the Overlay automatically eligible for a 32.5% density increase to 34 dwelling units per acre under State density bonus law. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law.

The AHO has been structured to incentivize its use over the base zoning designation. Projects proposed under the AHO will be subject only to ministerial review, providing greater certainty to the entitlement process. Objective development standards potentially including reduced open space and parking, and allowance for increased building heights and FARs will enable achievement of densities at the top end of the density range.

Allocation of Housing Units by Income Category: To evaluate the adequacy of the potential housing units in relation to the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on Agoura Hills' population and its location within Los Angeles County, the City is within the default density of 20 dwelling units per acre or higher as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. However, while sites with minimum 20 dwelling units per acre densities are considered suitable for the provision of lower income housing, unless incentives and/or financial assistance is provided, market rate units at these densities are generally not affordable in a high-cost areas like Agoura Hills. Therefore, while all the City's Housing Element sites meet this density threshold, the City is using the AHO as a more realistic guide to estimate the affordability on each site, with 20 percent lower income units.

Site Size: Per state law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

While the City's site inventory does not include any opportunity sites less than one-half acre, two sites are over 10 acres in size. Site A is a vacant 12.37-acre site with a recent application for a mixed use

project including 118 rental units. While the project application was denied as it did not meet the development standards under current Agoura Village Specific Plan, the project application shows the site's viability for development, and it is anticipated that updated standards in the AVSP will better facilitate development on this and similar sites. Site K, the Whizin's Center, is an underdeveloped 10-acre site with a mix of retail, restaurant and entertainment uses and large areas of surface parking. It is assumed that the existing commercial use on this site would remain, with housing to be added, so the developable portion of the site is much less than 10 acres.

Sites Identified in Previous Housing Elements: Government Code Section 65583.2(c) specifies that a non-vacant site identified in the previous planning period or a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.¹³

Five sites included in this Housing Element Site Inventory for lower-income housing were also in Agoura Hills' 4th and 5th Cycle Housing Elements. These include sites A, B, C, E and I in the Agoura Village Specific Plan. Housing Element policy H 3.7 commits the City to allowing residential use by right on these sites for housing developments in which at least 20 percent of the units are affordable to lower income households, consistent with provisions under the Affordable Housing Overlay.

4. Availability of Infrastructure and Public Services

The infrastructure system serving Agoura Hills includes major backbone systems which provide the capacity to accommodate projected growth. The secondary components, connecting developments with the major components of the infrastructure system, are extended as necessary to support new development. All Housing Element sites are adjacent to existing public roadways and are serviceable by Los Angeles County Sheriff and Los Angeles County Fire departments, the Las Virgenes Municipal Water District, and private companies that provide phone, cable, gas, and electric service.

As indicated by the sites inventory, the remaining vacant sites for residential infill are extremely limited in Agoura Hills, supporting only 102 additional single-family units on scattered sites. A large amount of future residential growth in the City will occur within Agoura Village, accommodating up to 660 additional units on several large parcels designated with the Affordable Housing Overlay. The Agoura Village Specific Plan (AVSP) includes an analysis of infrastructure and public service availability based on Plan buildout and concludes the following:¹⁴

- The Las Virgenes Municipal Water District (LVMWD) indicates the City's projected water supply is adequate to serve the expected demand from incremental new development. As part of development review, LVMWD determines whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists.

¹³ Pursuant to AB 1398, effective January 1st 2022, jurisdictions that fail to adopt a housing element in substantial compliance within 120 days of the statutory deadline will be subject to a one-year period for rezoning.

¹⁴ The analysis of infrastructure availability will be updated at part of the AVSP update to be completed in 2022.

- As part of the development process, the City Public Works Department may require a sewer study to determine if adequate line capacity exists and to project future flow volume and remainder capacities in the downstream segments.
- Incremental growth generated by the AVSP will impact public safety services from both police and fire departments, and would likely require additional personnel, sworn officers and firefighters to serve the population. Existing facilities and equipment will serve the buildout of the AVSP.

The Environmental Impact Report for the Agoura Hills General Plan 2035 includes a Water Supply and Demand Comparison prepared by LVMWD that identifies projected supply and demand through year the 2030. This analysis demonstrates that in average precipitation years, the LVMWD has sufficient water to meet its customer's needs through 2030¹⁵.

State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, the City will provide the Element to the Las Virgenes Municipal Water District.

¹⁵ City of Agoura Hills General Plan 2035 EIR, February 2010.

B. FINANCIAL RESOURCES

The extent to which Agoura Hills can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation. The following summarizes the City's current sources of funds to support affordable housing in the community.

Affordable Housing Trust Fund: Agoura Hills allows for payment of an in-lieu fee as an alternative to providing the 15 percent affordable units required under the City's Inclusionary Housing Ordinance (Ordinance No. 08-353) for projects with ten or more units. In-lieu fees are placed into a Housing Trust Fund for the development of low- and moderate-income housing. In 2018, the City Council adopted a revised in-lieu fee schedule (Resolution No. 18-1882) to provide greater consistency with the actual gap between market rate and affordable sales prices and rents. Fees currently range from \$285,336 for every very low-income apartment unit not built, to \$262,541 for every low-income condominium unit not built, to \$427,002 for every moderate-income single-family residential unit not built. The ordinance establishes payment of the in-lieu fee as a 4th priority, behind on- or off-site provision of affordable units or land donation. The City has a balance of approximately \$1.8 million in the Housing Trust Fund (2021).

Community Development Block Grant (CDBG): Agoura Hills is a participating City in the CDBG Program administered through Los Angeles County. The City receives approximately \$100,000 annually to fund activities benefiting lower income households. Recent activities have focused on accessibility improvements in public parks.

Redevelopment Housing Set-Aside: The primary local source of funds for affordable housing in Agoura Hills has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund, which generated approximately \$1 million per year for housing activities. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. Agoura Hills' Successor Agency has an approximate balance of \$700,000 in its Housing Asset Fund, with an estimated contribution of \$10,000 per year in loan repayments.

In addition to these existing funds, Table IV-4 on the following pages identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities.

Table IV-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac	Tax credits to enable developers of low-income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/ Rehabilitation
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA’s Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
Workforce Housing Program cscda.org/Workforce-Housing-Program	Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/ middle income households, generally households earning 80% to 120% of AMI.	<ul style="list-style-type: none"> ▪ Acquisition of market rate apartments and conversion to affordable
Golden State Acquisition Fund (GSAF) www.goldenstate-fund.com	Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> ▪ Preservation ▪ Site acquisition
State HCD Funding Sources		
Affordable Housing and Sustainable Communities Program www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml	Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of: <ul style="list-style-type: none"> ✓ Affordable housing ✓ Employment centers ✓ Key destinations 	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition/Rehabilitation ▪ Preservation of affordable housing at-risk ▪ Conversion of non-residential to rental
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.	<u>Homebuyer assistance:</u> <ul style="list-style-type: none"> ▪ Downpayment assistance ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ ADU/JADU <u>Developer assistance:</u> <ul style="list-style-type: none"> ▪ Site acquisition, development

<p>Infill Infrastructure Grant Program</p> <p>www.hcd.ca.gov/fa/iig/ www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.</p>	<ul style="list-style-type: none"> ▪ Parks and open space ▪ Utility service improvements ▪ Streets, parking structures, transit linkages ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
<p>Local Housing Trust Fund (LHTF) Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml</p>	<p>Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.</p>	<ul style="list-style-type: none"> ▪ Rental & ownership hsg ▪ Transitional housing ▪ Emergency shelters ▪ Min. 30% of allocation required to assist ELI
<p>Multifamily Housing Program (MHP)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</p>	<p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>	<ul style="list-style-type: none"> ▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing
<p>National Housing Trust Fund Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</p>	<p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low-income households.</p>	<ul style="list-style-type: none"> ▪ New Construction
<p>Predevelopment Loan Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/pdlp.shtml</p>	<p>Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.</p>	<ul style="list-style-type: none"> ▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
<p>Supportive Housing Multi-Family Housing Program (SHMHP)</p> <p>www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</p>	<p>Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.</p>	<ul style="list-style-type: none"> ▪ New construction ▪ Rehabilitation ▪ Acquisition/Rehabilitation ▪ Conversion of non-residential to rental ▪ Social services within project
<p>Transit-Oriented Development (TOD) Housing Program</p> <p>www.hcd.ca.gov/grants-funding/active-funding/tod.shtml</p>	<p>Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.</p>	<ul style="list-style-type: none"> ▪ Rental housing development ▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. General Plan 2035 Sustainability Goals

In March 2010, the City Council adopted the Agoura Hills General Plan 2035. The underlying theme that permeates the entire General Plan is to create a more sustainable community for existing and future residents. The Plan embodies the following vision for sustainability:

□ Sustainable Land Use and Circulation

- A community that **concentrates** major commercial development at key centers and nodes, and promotes a mix of integrated community uses - housing, shops, workplaces, schools, parks, civic facilities - within walking or bicycling distance. A more efficient use of land will avoid further encroachment upon diminishing land and other natural resources, reduce automobile use, energy consumption, air pollution, and noise, and increase pedestrian activity.
- A transportation system that serves all modes of travel and meets the needs of all users, as specified in the **Complete Streets** Act of 2007, and reduced reliance on single-occupancy vehicle travel through the provision of **alternative travel modes** and enhanced system design. Mixed-use development and more efficient use of land lend themselves to alternative modes of transportation, including bicycling and walking, that help create a more sustainable community. The General Plan advocates transportation improvements and development enhancements that promote and support walking in the community, and enhanced bicycle facilities throughout the City for short trips as well as recreation uses.
- Preservation of open spaces and natural areas through **clustering of development**, and **green infrastructure**. This includes conservation of natural resources through development that maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources with the purpose of preventing soil erosion, preserving viewsheds, and protecting the natural contours and sensitive plant and wildlife communities of the land. Green infrastructure refers to maintaining a multi-functional assembly of natural and open areas, urban forest, and parklands that provide access to open spaces and recreation, minimize the heat island effect, and that are designed for environmental sustainability. Clustering development in sensitive areas allows for more compact (and energy and infrastructure efficient) development while reducing impacts to natural land and habitats.

□ **Sustainable Site Design and Development**

- **Sustainable site design** that avoids development of inappropriate sites, minimizes building footprint, maximizes use of existing infrastructure, reduces the heat island effect, minimizes storm water through permeable paving and on-site capture, and reduces energy and water consumption. Sensitive site selection and design will reduce pressure on the city’s undeveloped land and preserve habitat and natural resources;
- **“Green” buildings** that utilize materials, architectural design features, and interior fixtures and finishing’s to reduce energy and water consumption, toxic and chemical pollution, and waste; and
- Installation of **energy-efficient appliances and alternative-energy infrastructure**, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible. The General Plan aims to encourage adequate, efficient, and environmentally sensitive energy service, starting first with City facilities and setting an example for private industry to follow.

The General Plan 2035 was prepared in consideration of SB 375 to reduce greenhouse gas emissions from a local/regional land use and circulation perspective, and is consistent with the Southern California Association of Governments’ (SCAG) Sustainable Communities Strategy (SCS) to implement SB 375. Ways in which the General Plan addresses the requirements of SB 375 and the SCS include promoting:

- ✓ Mixed-use and infill developments,
- ✓ Alternative transportation (bicycling, walking, transit),
- ✓ Green building practices,
- ✓ Sustainable land development practices, and
- ✓ Preservation of open spaces and natural communities.

2. **Climate Action and Adaptation Plan**

The City of Agoura Hills has long supported practices and behaviors that focus on protecting the earth’s natural resources. Over the years, emissions of greenhouse gases (GHG) into the atmosphere have resulted in detrimental global warming impacts that continue to threaten the natural environment the City has tried so hard to preserve. As a result, agencies have sought to create a Climate Action and Adaptation Plan (CAAP) to combat this problem. A CAAP has two primary objectives. First, the CAAP seeks to reduce GHG emissions through the implementation of reduction measures to meet or exceed compliance reduction targets. The second objective is to enhance the community’s resilience towards vulnerabilities and risks that are expected to occur as a result of climate change impacts. Examples include, but are not limited to, increased frequency of wildfires, increased number of extreme heat days, and increased propensity for flooding. Adaptation measures are included in the CAAP to proactively prepare for dealing with these inevitable climate change risks.

In March 2021, the Agoura Hills City Council approved the Draft Climate Action and Adaptation Plan, demonstrating its commitment to conserve energy and reduce emissions through a variety of programs and policies. The Draft CAAP is currently undergoing environmental review, with the Final CAAP to be considered by the City Council in Spring 2022 and implementation to begin shortly thereafter. In order to reach its GHG reduction targets, the City will implement the local reduction measures described in the CAAP, including measures which encourage energy efficiency, water conservation, alternative

transportation, solid waste reduction, and clean energy. Table IV-5 summarizes the reductions from measures that would be implemented to meet the Community GHG reduction goals for the year 2030.

Table IV-5: Summary of GHG Emission Reduction Strategies

Goal 1: Increase Energy Efficiency in Existing Residential Units
1.1: Energy Efficiency Training, Education, and Recognition in the Residential Sector
1.2: Increase Community Participation in Existing Energy Efficiency Programs
1.3: Home Energy Evaluations Supporting
1.4: Residential Home Energy Renovations
Goal 2: Increase Energy Efficiency in New Residential Units
2.1: Exceed Energy Efficiency Standards
Goal 3: Increase Energy Efficiency in Existing Commercial Units
3.1: Energy Efficiency Training, Education, and Recognition in Commercial Sector
3.2: Increase Business Participation in Existing Energy Efficiency Programs
3.3: Nonresidential Building Energy Audits
3.4: Nonresidential Building Retrofits
Goal 4: Increase Energy Efficiency in New Commercial Units
4.1: Exceed Energy Efficiency Standards
Goal 5: Increase Energy Efficiency through Water Efficiency
5.1: Water Efficiency through Enhanced Implementation of Senate Bill X7-7
5.2: Exceed Water Efficiency Standards
Goal 6: Decrease Energy Demand through Reducing Urban Heat Island Effect per Title 24 Requirements
6.1: Tree Planting for Shading and Energy Saving
6.2: Light-Reflecting Surfaces for Energy Saving
Goal 7: Decrease Greenhouse Gas Emissions through Reducing Vehicle Miles Traveled
7.1: Transportation Demand Management (TDM) including telecommuting and alternative Transportation Options
7.2: Implement Bicycle Master Plan to Expand Bike Routes around the City
7.3: Ridesharing and Bike-to-Work Programs within Businesses
7.4: Electrify the Fleet
Goal 8: Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation
8.1: Reduce Waste to Landfills
Goal 9: Decrease Greenhouse Gas Emissions through Increasing Clean Energy Use
9.1: Promote Clean Energy

Source: City of Agoura Hills Climate Action and Adaptation Plan, March 2021.



V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Agoura Hills. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2013-2021 Housing Element and then presents Agoura Hills eight-year Housing Plan for the 2021-2029 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under their adopted housing programs as part of the eight-year update of the Housing Element. The 2013 Agoura Hills Housing Element contains a set of goals, policies and programs for the time frame of the Housing Element (2013-2021). The following Table V-1 reviews the programs of the 2013 Housing Element, including progress on the implementation of programs, and the continued appropriateness of goals and policies. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of the Housing Element.

Table V-1: Review of Accomplishments Under 2013-2021 Housing Element

Program	Accomplishments
PROGRAMS TO CONSERVE AND IMPROVE EXISTING HOUSING	
<p>1. Housing Maintenance</p> <p><i>2013-2021 Objective:</i> Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.</p>	<p><i>Progress:</i> Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Division of the Community Development Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission.</p> <p><i>Effectiveness:</i> Code Enforcement has been effective in addressing housing and property maintenance issues.</p> <p><i>Appropriateness:</i> As Agoura Hills housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City’s housing. This program will be continued in the updated Housing Element.</p>
<p>2. Housing Rehabilitation Program</p> <p><i>2013-2021 Objective:</i> Pursue outside funding to support re-initiation of program and re-evaluate program guidelines.</p>	<p><i>Progress:</i> The Housing Rehabilitation Program was put on hold due to elimination of Redevelopment funding. The City re-initiated the program using CDBG funds, but due to the more stringent income qualifications of this funding source, the City didn’t have enough qualifying applicants to maintain the program.</p> <p><i>Effectiveness:</i> The program was not implemented so it was not effective.</p> <p><i>Appropriateness:</i> The City’s housing stock is well maintained, and demand for rehabilitation assistance among lower income homeowners is insufficient to support a rehabilitation program.</p>
<p>3. Condominium Conversion Ordinance</p> <p><i>2013-2021 Objective:</i> Implement City Ordinance, and require conversions to comply with City inclusionary requirements.</p>	<p><i>Progress:</i> The City’s Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period.</p> <p><i>Effectiveness:</i> Agoura Hills’ condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p><i>Appropriateness:</i> Preserving the City’s rental housing by maintaining a condominium conversion ordinance remains appropriate for the Housing Element update.</p>

PROGRAMS FOR DEVELOPMENT OF AFFORDABLE HOUSING	
<p>4. Inclusionary Housing Program and Housing Trust Fund</p> <p>2013-2021 Objective: Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.</p>	<p>Progress: The City’s Inclusionary Housing Program had been suspended for rental housing since 2009 due to the Palmer decision, but with the passage of AB 1505 (the “Palmer Fix”), was updated in 2018 to again apply to rental housing and to reflect current market conditions. The City also updated the Inclusionary Housing In-Lieu Fee to reflect the amount necessary to fund 100% of the cost of assistance to develop the required affordable units at an off-site location. A total of \$261,852 was contributed to the Housing Trust Fund during the planning period.</p> <p>Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.</p> <p>Appropriateness: The Inclusionary Housing Ordinance and Program can provide an important tool for increasing the number of affordable housing units in the City, and continues to be appropriate for the Housing Element Update.</p>
<p>5. Affordable Housing Development Assistance</p> <p>2013-2021 Objective: Provide financial and regulatory assistance. Promote through dealings with property owners and through Guide to Housing brochure.</p>	<p>Progress: During the 2013-2021 housing cycle, the City met with several potential developers of mixed-use residential/commercial projects about the requirement to incorporate affordable units pursuant to the City’s Inclusionary Housing Program. In some cases, the City discussed possible development concessions and incentives to facilitate the production of affordable units.</p> <p>Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. Two mixed income projects are currently in the project application review stage: 1) West Village mixed use, which proposes 78 project units, including 11 affordable units; and 2) 64 North mixed use which proposes 17 units, including 3 affordable units.</p> <p>Appropriateness: The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.</p>

<p>6. Affordable Housing Density Bonus</p> <p>2013-2021 Objective: Maintain density bonus program consistent with state law, and advertise through the City’s Guide to Housing brochure and on City website.</p>	<p>Progress: The City website contains information on Agoura Hills’ density bonus program, and City staff discusses opportunities for density bonuses with developers. The City has a current application for development that is proposing use of density bonuses.</p> <p>Effectiveness: The density bonus program is among several tools the City can utilize to facilitate affordable housing.</p> <p>Appropriateness: This program remains appropriate to the updated Housing Element, and the City will continue to advertise its availability on the Housing Resources page on its website and in conjunction with the new Affordable Housing Overlay.</p>
<p>7. Section 8 Rental Assistance</p> <p>2013-2021 Objective: Continue participation in program and advertise through City’s Guide to Housing brochure.</p>	<p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City’s website.</p> <p>Effectiveness: The program is an effective means of allowing extremely low and very low-income renters to remain in the community.</p> <p>Appropriateness: The Section 8 program remains appropriate to the Element.</p>
<p>8. Sustainability and Green Building</p> <p>2013-2021 Objective: Implement General Plan sustainability policies/actions. Provide education/ outreach to residents and development community on Green Building Program.</p>	<p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. The Building and Safety Division conducts education on the program by “visiting booths” at local home supply retail centers and local street fairs.</p> <p>Effectiveness: The City remains committed to and effective in promoting and incorporating sustainable practices and programs.</p> <p>Appropriateness: Sustainable energy and green programs remain appropriate to the Housing Element Update.</p>

PROGRAMS FOR PROVISION OF ADEQUATE SITES

9. Residential and Mixed-Use Sites Inventory

2013-2021 Objective:

Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.

Progress: The City maintains a current inventory of all vacant sites available for development, as well as a specific inventory of residential and mixed-use sites, for the public to view. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed-use development opportunity sites. As part of the 6th cycle Housing Element update, the City has conducted a comprehensive review of potential housing sites, and through the public input process, has incorporated those sites most appropriate for development in the Housing Element sites inventory.

Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community.

Appropriateness: Given the limited land remaining for development in the community, maintaining a sites inventory remains relevant for the updated Housing Element.

10. Agoura Village Specific Plan (AVSP)

2013-2021 Objective:

Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.

Progress: The City continued to review concept applications for mixed-use retail/commercial/multi-family housing projects within the Agoura Village Specific Plan (AVSP), and meet frequently with the project proponents to discuss their projects, including the provision of affordable housing units. An application for a 78-unit mixed use project, which had previously been withdrawn, was resubmitted in 2020, and is currently being reviewed by City staff; the application is not complete at this time. Another mixed use project with 17 dwelling units in the AVSP area was placed on hold by the applicant, and as of February 2021, the applicant has indicated its intent to resubmit a slightly redesigned project with more dwelling units; City staff is awaiting this resubmittal.

Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. Two mixed income project applications are currently being reviewed but have not yet been deemed complete: 1) West Village mixed use, which proposes 78 project units, including 11 affordable units, and 2) 64 North mixed use with 17 units, including 3 affordable units.

Appropriateness: The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.

<p>11. Second Units</p> <p>2013-2021 Objective: Review and refine ordinance as appropriate to better facilitate provision of second units.</p>	<p>Progress: The second unit ordinance was revised in 2014, and replaced in 2017 with an accessory dwelling unit ordinance (“ADU”), with the intent of providing expanded capacity and streamlining the approval of ADUs. In 2020, the City adopted an urgency ordinance to comply with changes in state law, and in August 2021, adopted a permanent ordinance.</p> <p>Effectiveness: A total of twenty-two ADUs were issued building permits between October 2013- June 2021. The City is utilizing SB 2 Planning Grant funds to develop ADU prototypes and a submittal checklist for use as a guide for homeowners to further facilitate the production of ADUs.</p> <p>Appropriateness: With several new state ADU laws that took effect in 2020 to further facilitate ADUs and Junior ADUs, applications for ADUs have continued to increase, with building permits issued for nine ADUs in the first nine months of 2021. This program will continue in the Housing Element Update, and pursuant to new state law, will incorporate provisions to promote ADUs that provide affordable rents to low- and moderate-income households.</p>
<p>PROGRAMS TO REMOVE GOVERNMENTAL CONSTRAINTS</p>	
<p>12. Efficient Project Review</p> <p>2013-2021 Objective: Offer concurrent processing of residential projects, pre-application reviews, and CEQA exemptions for infill projects as appropriate.</p>	<p>Progress: The City continues its program of providing for a concept or preliminary review phase to give applicants early input on potential site concerns and any necessary studies. The City has developed a Preliminary Application for projects seeking vested rights pursuant to SB 330, the Housing Crisis Act of 2019. Furthermore, the City is utilizing SB 2 funds to develop objective development and design standards, and to produce an SB 35 checklist, forms and submittal requirements to ease the application process.</p> <p>Effectiveness: The modifications and changes of the Agoura Hills Municipal Code will help refine design guidelines, revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production.</p> <p>Appropriateness: This program remains appropriate to the updated Housing Element.</p>
<p>13a. Expanded Zoning for Congregate Housing</p> <p>2013-2021 Objective: Conduct land use study to evaluate expanding congregate housing into additional zone districts.</p>	<p>Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district.</p> <p>Effectiveness: Oakmont Senior Living (Residential Care Facility for Elderly – Assisted Living and Memory Care) was approved in 2018 and is currently under construction in the BP-OR zone, and an application has been submitted for a second similar facility, also in the BP-OR zone.</p> <p>Appropriateness: This program was implemented and no longer necessary for the Housing Element update.</p>

<p>13b. Zoning for Small Employee Housing (6 or fewer)</p> <p>2013-2021 Objective: Amend Zoning Ordinance consistent with Employee Housing Act (H&S 17021.5)</p>	<p>Progress: The Zoning Ordinance amendment was completed in 2014 to allow for small employee housing to be considered as single-family structures, and allow for small employee housing to be located in zoning districts that allow for single-family structures.</p> <p>Effectiveness: The City was effective in complying with the Employee Housing Act.</p> <p>Appropriateness: This program was implemented and no longer necessary for the Housing Element update.</p>
<p>PROGRAMS TO PROMOTE EQUAL HOUSING OPPORTUNITY</p>	
<p>14. Fair Housing Program</p> <p>2013-2021 Objective: Continue to contract with LA Co./Housing Rights Center to provide fair housing services and educational programs. Assist in program outreach through referrals and distribution of informational materials.</p>	<p>Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center.</p> <p>Effectiveness: This program has been effective in educating residents on their rights under Fair Housing Laws, and in providing referrals for services.</p> <p>Appropriateness: The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.</p>
<p>15. Universal Design/Visitability</p> <p>2013-2021 Objective: Develop Universal Design and Visitability Principles brochure, and provide to development applicants.</p>	<p>Progress: While the City has not yet completed its online brochure, staff ensures features that enhance accessibility are accommodated through the project plan review process. The City has adopted reasonable accommodation procedures as part of the Municipal Code.</p> <p>Effectiveness: Program effectiveness could be enhanced through inclusion of information on the website regarding universal design features and visitability for development applicants.</p> <p>Appropriateness: Universal Design remain appropriate to the Housing Element update, particularly as the City's population continues to age and the numbers of residents with disabilities increases.</p>
<p>16. Housing Opportunities for Persons Living with Disabilities</p> <p>2013-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate funds for supportive housing/ services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.</p>	<p>Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional and supportive housing, for community care facilities, and for accessory dwelling units; procedures to provide reasonable accommodation; and programs to facilitate affordable housing.</p> <p>Effectiveness: The City has been effective in providing housing opportunities for persons living with disabilities.</p> <p>Appropriateness: This program remains appropriate to the Housing Element.</p>

Table V-2 summarizes the quantified objectives contained in the City’s 2013-2021 Housing Element, and compares the City’s progress in fulfilling these objectives.

Table V-2: Summary of 2013-2021 Quantified Objectives

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	31	0	10	0	2 (Sec 8)	2
Low	19	0	20		-	
Moderate	20	22			511 (Archstone & Oak Creek)	511
Above Moderate	45	43				
Totals	115	64	30	0	513	513

New Construction: The City’s objectives for new construction reflect its regional housing needs (RHNA). As illustrated in Table V-2, sixty-four new residential units have been issued building permits since the start of the RHNA planning period (October 2013 – June 2021), fulfilling just over half of the City’s total regional housing need for 115 units. Most units constructed during this period consisted of single-family homes, with a five-unit apartment development and 22 accessory dwelling units (ADUs) also developed. Based on their smaller size and the fact that many ADUs are provided rent-free to family members or household employees, accessory dwelling units are assumed to be affordable to households earning moderate incomes.

The City maintains its Inclusionary Housing In-Lieu Fee Fund, and is considering how the funds may be best used to assist in the production of affordable housing in the City. Additional housing opportunity sites have been identified as part of the 6th Cycle Housing Element Update, many of which will be designated with an Affordable Housing Overlay to facilitate the provision of affordable units beyond the level currently provided through the City’s Inclusionary Housing Ordinance.

Rehabilitation: The City had previously funded a housing rehabilitation program using redevelopment housing set-aside funds, but with the dissolution of redevelopment agencies in 2012, the program had been put on hold. The City re-initiated the program using CDBG funds, but due to the more stringent income qualifications of this funding source, the City didn’t have enough qualifying applicants. Starting in 2014, the City began using CDBG funds for accessibility improvements in public parks, along with programs for seniors (seminars on legal, health, and lifestyle issues).

Conservation: The City’s objectives for conservation reflect preservation of Agoura Hills’ two primary apartment complexes as rental housing and conservation of existing Section 8 vouchers. Both of these objectives were met during the planning period.

Special Needs Households: In terms of special needs households, Agoura Hills adopted an accessory dwelling unit (ADU) ordinance to facilitate the addition of ADUs which can benefit seniors, persons with disabilities and female-headed households. The City amended its Zoning Ordinance to allow congregate care housing in the Commercial Retail Service (CRS) zoning district, and has one senior living facility currently under construction (Oakmont), and an application has submitted for a second similar facility. In 2015, the City opened the Agoura Hills Recreation and Event Center where it hosts a variety of programs and classes for seniors. And the City’s Meals-on-Wheels and Dial-A-Ride programs continue to serve both seniors and persons with disabilities.

B. GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of Agoura Hills intends to implement to address a number of significant housing-related issues. Section 65583 (b) of the Government Code requires: "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing."

The following five major issue areas are addressed by the goals and policies of this Element. The supporting goals and policies are organized by each of these issue areas and discussed in the following section.

- ❑ Conserve and improve the condition of the existing housing stock;
- ❑ Assist in the provision of affordable housing;
- ❑ Provide adequate sites to achieve a diversity of housing;
- ❑ Remove governmental constraints, as necessary; and
- ❑ Promote equal housing opportunity.

Goal H-1

Conserve and Improve Existing Housing. Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.

Policies

- H-1.1 Housing Design.** Assure that new housing is well-designed and based on sustainable development principles.
- H-1.2 Property and Housing Conditions.** Support the long-term maintenance and improvement of housing through enforcement of Building and Property Maintenance Codes. **(Modified)**
- H-1.3 Preserve Rental Housing.** Conserve the existing stock of rental housing through limitations on conversions to for-sale units, and provide tenant protections for units approved for conversion.

Goal H-2

Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.

Policies

- H-2.1 Mixed Income Housing.** Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments, and to increase the availability of affordable housing throughout the community. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as less preferred alternatives.
- H-2.2 Affordable Housing Overlay.** Utilize an Affordable Housing Overlay as a tool to provide meaningful incentives for the inclusion of affordable units on designated sites. **(New)**
- H-2.3 Affordable Housing Incentives.** Facilitate the development of affordable housing through regulatory incentives and concessions via the density bonus ordinance, and/or financial assistance. Leverage local funds with outside sources.
- H-2.4 Financial Resources.** Support the use of outside financial resources to aid in the production of housing affordable to Agoura Hills' modest income residents and workforce. Establish guidelines for allocation of Inclusionary Housing Trust Fund resources towards projects.
- H-2.5 Public/Private Partnerships.** Explore collaborative partnerships with nonprofit organizations, developers, major employers, the business community and governmental agencies in the provision of affordable housing. **(Expanded)**
- H-2.6 Rental Assistance.** Support and publicize available rental assistance programs for lower income and special needs households.
- H-2.7 Green Building.** Promote sustainable building practices that utilize materials, architectural design features, and interior features and finishings to reduce energy and water consumption.

Goal H-3

Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.

Policies

- H-3.1 Variety of Housing Choices.** Provide site opportunities for a full range of housing types, locations, and densities to address the diverse needs of Agoura Hills’ residents.
- H-3.2 Residential Sites Inventory.** Maintain an up-to-date sites inventory, and assist developers in identifying land suitable for residential and mixed-use development.
- H-3.3 Residential Mixed Use.** Facilitate the development of higher density residential/commercial mixed-use in the Agoura Village Specific Plan, the Planned Office Manufacturing – Mixed Use District (POM-MXD), and in the Commercial Shopping Center/Mixed Use (CS-MU) district.
- H-3.4 Repurposing Obsolete Commercial.** Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing. *(New)*
- H-3.5 Accessory Dwelling Units.** Facilitate the creation of accessory dwelling units (ADUs) and junior ADUs in all residential districts as a means of dispersing small, affordable units throughout the community. *(Expanded)*
- H-3.6 Mitigate Air Quality Impacts.** Require multi-family housing located along major roadway corridors to incorporate design features that promote ventilation and assist in dispersion of air quality pollutants. (refer to Policy 7.6 in Natural Resource Element) *(New)*
- H-3.7 Reuse of Housing Element Sites.** Pursuant to AB 1397, allow housing developments with at least 20 percent affordable housing by-right, consistent with objective design standards, on lower-income housing sites that have been counted in previous housing element cycles.

Goal H-4

Remove Governmental Constraints. Reduce Governmental Constraints to the Maintenance, Improvement and Development of Housing while Maintaining Community Character.

Policies

- H-4.1 Development Review.** Explore continued improvements to the entitlement process to streamline and coordinate the processing of development permits, design review and environmental clearance.

H-4.2 Objective Standards. Establish objective development standards to create greater certainty for developers, streamline the development review and permitting process, and enable the development of higher density residential projects. (New)

H-4.3 Flexible Development Standards. Provide flexibility in development standards to accommodate new models and approaches to providing housing.

Goal H-5

Promote Equal Housing Opportunities. Promote equal housing opportunities for all residents, including Agoura Hills' special needs populations, so that residents can reside in the housing of their choice.

Policies

H-5.1 Fair Housing Education. Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

H-5.2 Fair Housing Services. Continue to support the provision of fair housing services and tenant/landlord mediation to City residents.

H-5.3 Housing for Persons with Disabilities. Address the special housing needs of persons with disabilities through the implementation of reasonable accommodation procedures, the provision of zoning for supportive and group housing, and by encouraging universal design.

H-5.4 Housing Options for Seniors. Support the development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community. (New)

H-5.5 Homeless Housing and Services. Work cooperatively with the Las Virgenes-Malibu Council of Governments (COG) in providing outreach and assistance to persons experiencing homelessness. (New)

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Agoura Hills' identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The City's overall housing program strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The 2021-2029 Housing Program was prepared in the context of: 1) the nature and extent of housing needs; 2) funding and land availability constraints; and 3) experience gained from implementation of the previous Housing Element. The Housing Program Summary Table V-4 located at the end of this section specifies the following for each program: 2021-2029 objectives; funding sources; and agency responsible for implementation.

CONSERVE AND IMPROVE EXISTING HOUSING

While the majority of existing housing in Agoura Hills is of sound to superior quality, nearly 90 percent of the City's housing is now over 30 years in age, the age at which housing begins to experience rehabilitation needs. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement and property maintenance to stem potential housing deterioration. Housing conservation also involves maintaining housing affordability, which the City will undertake through protections for existing rental housing through the condominium conversion ordinance and through monitoring of deed-restricted affordable units.

1. Housing Maintenance. The Housing Maintenance program is implemented through a combination of code enforcement, building inspections and the building permit plan process. The Community Development Department maintains a full-time code enforcement officer to address housing and property maintenance issues.

***2021-2029 Program Objective:** Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the California Building Codes, and continue to adopt updates as available.*

2. Condominium Conversion Ordinance. As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City regulates the conversion of apartment units to condominium ownership. Conversion requirements include tenant noticing, relocation assistance for eligible tenants, and anti-discrimination policies in the sale of converted units. Condominium conversions with ten or more units are also subject to Agoura Hills's inclusionary housing requirements to provide a minimum of 15 percent affordable units, providing potential opportunities to first-time homebuyers.

***2021-2029 Program Objective:** Continue to assure that the requirements of the Condominium Conversion Ordinance are met.*

3. Monitoring of Affordability Covenants. (New) While Agoura Hills does not currently contain any deed-restricted affordable units, it is anticipated that affordable units will be developed during the planning period resulting from the new Affordable Housing Overlay and Inclusionary Housing

requirements. Affordable units produced under these programs will require 55-year affordability covenants in the case of rental housing, and 45-year covenants in the case of ownership housing. To ensure adherence to these covenants, it will be necessary for the City to establish annual monitoring procedures.

***2021-2029 Program Objective:** By 2023, develop and implement monitoring protocols for affordable rental and ownership housing.*

PROVISION OF AFFORDABLE HOUSING

Housing to address the needs of Agoura Hills' lower and moderate-income residents and workforce is not being produced in the private market without some level of subsidy and/or development incentive. The Housing Element sets forth several programs to provide incentives for the production of affordable and mixed income housing, including: inclusionary housing requirements; density bonuses and other regulatory incentives; financial assistance; and a new Affordable Housing Overlay. Adherence to the City's Green Building Program will also enhance affordability through greater energy efficiencies and reduced utility costs to residents.

4. Inclusionary Housing Program and Housing Trust Fund.

Inclusionary Housing: Section 9133 of the Municipal Code outlines the City's inclusionary housing requirements and was updated in 2018. The program requires residential developments with 10 or more units provide a minimum of 15 percent of units at a cost affordable to low- and moderate-income households as follows - seven (7) percent of all units for very low-income households, four (4) percent of units for low-income households and four (4) percent of units for moderate-income households.

The City's Inclusionary Ordinance specifies that developing all of the required inclusionary units within the residential development is the preferred approach. However, as an alternative, the developer may propose satisfying the inclusionary housing requirements through payment of an in-lieu fee, including providing some of the required inclusionary units on-site and paying an in-lieu fee for any required inclusionary units that are not included in the project.

The City has accumulated approximately \$1.8 million in its Inclusionary Housing Trust Fund, and increased the In-Lieu Fee amounts in 2018 to reflect current market conditions. In order to ensure the strategic expenditure of limited Trust Fund resources, the City will create implementing regulations that establish parameters for allocation of funds towards projects.

***2021-2029 Program Objective:** Continue to implement the City's Inclusionary Housing Ordinance and prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure.*

5. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral in development fees,
- Flexible development standards and parking reductions,
- Density bonuses,
- City support in affordable housing funding applications, and
- Financial and land purchase assistance, as available.

2021-2029 Program Objective: *Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Provide information on incentives during individual dealings with property owners.*

6. Affordable Housing Density Bonus. Section 9674 of the Agoura Hills Municipal Code sets forth the City’s provisions to implement state density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- Minimum 5% of the total units for very low-income households; or
- Minimum 10% of the total units for lower income households; or
- Minimum 10% of the total dwelling units in a condominium for moderate income households; or
- 100 percent of units for very low-, low- and moderate-income households (with maximum 20 percent moderate); or
- A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-80% above the specified General Plan density. Eligible projects may receive 1-4 additional development zoning concessions or incentives, depending on the proportion of affordable units and level of income targeting. In addition to the off-street parking concessions required under state law, the City offers the following development concessions and incentives in conjunction with the density bonus:

- A reduction in parcel development standards (coverage, setback, zero lot line and/or reduced parcel sizes),
- Approval of mixed-use zoning in conjunction with the housing project, and
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Pursuant to state requirements and at the request of the developer, the City will also permit a reduced parking ratio for density bonus projects. To the extent the density bonus cannot be accommodated due to the City’s development standards, the City will waive or modify applicable standards to accommodate the bonus.

2021-2029 Objective: Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City’s website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City’s local ordinance for consistency with the most recent state laws (2023).

7. Section 8 Rental Assistance. (Expanded) The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low-income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low-income households.

2021-2029 Objective: *Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website.*

8. Climate Action and Adaptation Plan. (New) In March 2021, the Agoura Hills City Council approved the Draft Climate Action and Adaptation Plan (CAAP), demonstrating its commitment to conserve energy and reduce emissions through a variety of programs and policies. The CAAP sets forth a wide range of measures to reduce greenhouse gas emissions, including measures that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction, and clean energy. Approval of the Draft CAAP concluded Phase 1 of the process, with Phase 2 to include preparation of the environmental document for CEQA clearance, and Phase 3 to carry out implementation of the CAAP.

2021-2029 Objective: *Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAPP.*

ADEQUATE HOUSING SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the General Plan and Zoning Ordinance dictate where housing may be located, thereby affecting the supply of land available for housing.

9. Affordable Housing Overlay and Rezone Program. (New) The City has identified 20 sites in the Housing Element sites inventory, all of which will be designated with an Affordable Housing Overlay (AHO). The AHO will allow for 20 - 25 dwelling units/acre on sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For mixed use sites, this housing density would be in addition to the permitted commercial development density. For property owners

choosing to develop under the AHO, the City's Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid.

The AHO will include a special set of objective design and development standards so that the identified density can be achieved and developers have incentives to build per the Overlay. Projects using the AHO and providing the required lower income units would be approved "by-right." The objective standards would establish clear parameters to which the development must adhere, and therefore would provide some assurance that the project would reflect the City's values.

The key to the successful application of the AHO is providing sufficient incentives to make a development feasible and more profitable than the underlying zoning. The following are among the incentives to be offered:

- Increased densities,
- Increased height limits,
- Increased floor area ratios,
- Reduced parking,
- Reduced open space standards, and
- By-right development processing.

Adoption of the Affordable Housing Overlay is projected to occur in 2022 after the start of the 6th cycle planning period, resulting in a temporary shortfall in sites with zoning in place to address the City's regional housing needs. Pursuant to state statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the dwelling units are affordable to lower income households,
- Permit a minimum density of 20 dwelling units per acre,
- Allow a minimum of 16 dwelling units per site, and
- Ensure a) at least 50% of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100% residential use on mixed use sites and require residential use to occupy at least 50% the floor area in a mixed use project.⁹

2021-2029 Objective: *Develop an Affordable Housing Overlay (AHO) and associated objective development standards in 2022 in compliance with the parameters of a rezone program under Government Code section 65583.2(h).*

10. Agoura Village Specific Plan. (Modified) The 135-acre Agoura Village Specific Plan (AVSP), originally adopted in 2008 and planned as a focal point for future mixed use development, is currently being updated to reflect current market conditions and a new set of guiding principles. The emphasis of the AVSP is shifting from residential being a secondary to a primary use, with housing unit capacities increasing from 293 to over 650 units. Eight sites in the AVSP are included in the Housing Element sites inventory, all of which are designated with the Affordable Housing Overlay to allow increased densities and to incentivize the inclusion of lower income units. A unique set of objective design and

⁹ As presented earlier in the residential sites analysis, more than half of the City's lower income RHNA shortfall is accommodated on sites designated for residential use only.

development standards are being created for the AVSP, creating greater certainty for developers and shortened review times for project that qualify for ministerial approval (refer to Program 13).

2021-2029 Program Objective: *Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022).*

11a. Promote Accessory Dwelling Units. (Expanded) Agoura Hills adopted a new accessory dwelling unit (ADU) ordinance in August 2021 to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City now allows ADUs in all residential zones, as well as in the commercial-mixed use zone and open space restricted zone, both of which allow residential uses. The pace of ADU activity has begun to increase, with four permits issued in 2019, five in 2020, and now nine in the first nine months of 2021. Furthermore, SCAG’s affordability analysis estimates that in the Las Virgenes subregion, two-thirds of ADUs are provided at rents affordable to lower and moderate-income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. The City is using SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building an ADU, along with a submittal checklist for homeowners to aid in the ADU development process. As part of this process, the City will be contracting with a design firm to prepare at least three different ADU prototypes that can be pre-approved and customizable at minimal cost to the applicant. The City will also be working with a firm to establish an ADU calculator to estimate construction costs and rents that it will add to its ADU webpage to assist homeowners in evaluating the financial implications of developing an ADU.

2021-2029 Objective: *Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and pre-approved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City’s website (2022).*

11b. Track and Monitor Accessory Dwelling Units. (New) The City will track new accessory dwelling units to collect information on the use and affordability of these units. As part of the building permit process, the City will collect information on anticipated occupancy and rent levels and will conduct a mid-cycle review and report to HCD. If actual production and affordability is far from projected trends, the City will rezone an additional site to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach.

2021-2029 Objective: *Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year.*

12. No Net Loss Monitoring. (New) To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory
- Actual units constructed and income/affordability when parcels are developed

- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA)

2021-2029 Objective: Develop a procedure to monitor the development of Housing Element sites by 2022.

REMOVE GOVERNMENTAL CONSTRAINTS

Like all jurisdictions in California, Agoura Hills has governmental regulations that affect housing development. These include the charging of permit processing and development fees, and processing procedures for tentative tract maps, conditional use permits and variances. Under present state law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental constraints on housing development.

13. Objective Design and Development Standards. (New) There are several scenarios in the future in which development projects in Agoura Hills will be required to undergo a “by-right”, non-discretionary approval process. These scenarios include: a) qualified projects being processed under Government Code section 65913.4 (SB 35); b) projects on sites identified in a prior housing element where at least 20% lower income units are included; and c) projects on sites being rezoned with the Affordable Housing Overlay as part of the Housing Element update with at least 20% lower income units. The creation of objective design and development standards is critical to a “by-right” approval process, since qualifying projects may only be required to meet objective, not subjective standards.

The City has contracted with a consultant and is in the process of establishing clear and objective design and development standards to facilitate quality development that can be approved ministerially. It is anticipated that three separate sets of standards will be prepared corresponding to sites in the housing inventory for: a) the eight sites within the Agoura Village Specific Plan; b) the three large shopping center sites on Kanan Road; and c) the nine other sites in the Housing Element sites inventory. In conjunction with developing objective development standards, Agoura Hills will create an SB 35 checklist and written procedures for processing SB 35 applications.

***2021-2029 Program Objective:** Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).*

14. Zoning Text Amendments for Special Needs Housing. (New) As presented under the Governmental Constraints analysis and pursuant to state law, several revisions to the Agoura Hills Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These Code revisions include:

- Allow transitional and supportive housing in all zones where residential is permitted, including mixed use zones, subject to the same restrictions as similar residential uses in the same zone (per SB 2),
- Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within one-half mile of public transit (per AB 2162),

- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff (per AB 139),
- Develop by right processing procedures for Low Barrier Navigation centers in mixed use and non-residential zones permitting multi-family uses, and should the city receive an application for these uses, process them as required by state law (per SB 48),
- Amend the Zoning Code to remove subjective findings related to neighborhood character as necessary to ensure reasonable accommodation for persons with disabilities and other protected classes, and
- Review and amend the Zoning Code to ensure requirements for group homes of more than six persons are consistent with state law and fair housing requirements.

The City will also amend the Agoura Hills Municipal Code to specify incentives for the development of housing for extremely low-income households (30% AMI). Incentives will include: priority development processing, fee waivers/deferrals, and flexible development standards.

***2021-2029 Objective:** Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations.*

PROMOTE EQUAL HOUSING OPPORTUNITIES

In order to provide for the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices, including accommodations for persons with disabilities.

15. Housing Opportunities for Persons Living with Disabilities. (Modified) As Agoura Hills' population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City regularly adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing, and building codes for persons with disabilities

The North Los Angeles County Regional Center (NLACRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The NLACRC provides services to approximately 210 developmentally disabled residents within the greater Agoura Hills 91301 zip code. Approximately 98 percent of these disabled residents live with a parent, family member or other guardian, and as these guardians age and become frailer, the disabled individuals they care for may require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Agoura Hills currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (six or fewer residents) in all residential zones, and provisions for larger care facilities (seven or more residents) in multi-family residential, mixed use and certain commercial zones, subject to a conditional use permit;
- Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone;
- Procedures for an individual with a disability to request a Reasonable Accommodation from zoning and building standards. No special permit or fee is required;
- Programs to facilitate affordable housing, including Inclusionary Zoning, Affordable Housing Development Assistance, Density Bonuses and a new Affordable Housing Overlay; and
- Supporting the creation of accessory dwelling units in all districts permitting residential uses.

In its review of 6th Cycle Housing Elements, the State Department of Housing and Community Development (HCD) has identified the cities' exclusion of large community care facilities from single-family zone districts as a potential constraint on housing for persons with disabilities. In order to address this concern, the City will review and amend the Zoning Code to ensure requirements for community care facilities of more than six persons are consistent with state law and fair housing requirements.

HCD also raised concerns that requirements to consider impacts to surrounding uses when reviewing requests for reasonable accommodation is similar to a Conditional Use Permit, and thus could act as a constraint on housing for persons with disabilities. The City will remove this subjective finding to ensure for reasonable accommodation for persons with disabilities and other protected classes.

***2021-2029 Objective:** Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the NLACRC to publicize information on available resources for housing and services. Evaluate use of state and Federal funds available for supportive housing and services in future affordable housing developments. Review and amend the Code regarding reasonable accommodations and for community care facilities of more than six persons. Add information to the City website on Universal Design and Visitability in development.*

16. Fair Housing/Affirmatively Furthering Fair Housing. (Expanded) As a participating jurisdiction in the Urban County CDBG program, the Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information in Agoura Hills. The HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts extensive fair housing education and outreach throughout the San Fernando Valley.

Appendix B summarizes the fair housing issues and concerns in Agoura Hills based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of this Housing Element update. The Table

V-3 below presents a summary of the issues, contributing factors, and the City’s actions to address these issues.

Table V-3: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>A. Fair Housing Outreach to Lower Income Residents <i>(Housing Mobility/ Displacement)</i></p>	<ul style="list-style-type: none"> • Lower income residents have a higher % of tenant/landlord complaints compared to their % of the City’s population overall. • Outreach is needed in a variety of formats. • Additional resources need to be made available to the public. 	<p>Medium</p>	<ul style="list-style-type: none"> • Continue the Fair Housing Program, including directing inquiries to the Housing Rights Center (HE Program 16). • At least twice during the Housing Element Cycle (2023 and 2026) work with The Housing Rights Center to contact landlords of multifamily complexes and provide fair housing information and assistance. Focused effort should be made in census tract 8003.27. • In 2023 and 2026, conduct a public information session before City Council with the HRC or similar group on fair housing issues and ways the City can help to further fair housing resources. • By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook. <p><i>Community Development Department</i></p>
<p>B. Affordable Housing Options Throughout Agoura Hills <i>(Place Based Strategies/New Opportunities)</i></p>	<ul style="list-style-type: none"> • High levels of overpayment • High rents • Availability of affordable housing in all areas of the City, including those where rents and sales prices have become exclusive or at risk of becoming exclusive 	<p>High</p>	<ul style="list-style-type: none"> • Support the development of affordable housing throughout Agoura Hills through the Affordable Housing Overlay (HE Program 9). Reach out to local housing nonprofits during creation of the design standards for the Overlay areas for input. • Create pre-approvable ADU prototypes in 2023 (HE Program 11a). Reach out to local housing nonprofits and other interested parties during the development of the ADU guide and prototypes for feedback. • Develop a public information campaign, using data and graphics from the HE, to illustrate quality multi-family and mixed income housing options (2023). • In compliance with SB 9, adopt an ordinance allowing duplexes to be constructed in single-family zones. • Support applications for affordable housing funds for projects or programs that are

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>consistent with the goals and objectives of the Housing Element.</p> <ul style="list-style-type: none"> • Add additional information and resources, such as County assistance as they become available to the City's Affordable Housing webpage. <p><i>Community Development Department</i></p>
<p>C. Removal of Subjective Standards in the Agoura Hills' Zoning Code <i>(New Opportunities)</i></p>	<ul style="list-style-type: none"> • Certain Zoning Code standards 	<p>High</p>	<ul style="list-style-type: none"> • Include outreach to the public and interested groups during the development of a streamlined review process, including objective design standards (HE Program 13). <p><i>Community Development Department</i></p>

Table V-4: Housing Program Summary 2021-2029

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
CONSERVE AND IMPROVE EXISTING HOUSING					
1. Housing Maintenance	Provide for detection and prevention of deterioration in residential areas.	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	General Fund	Community Development Department – Planning and Building Divisions	2021 - 2029
2. Condominium Conversion Ordinance	Provide tenant protections in apartments proposed for conversion to condominium ownership.	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	General Fund	Community Development Department – Planning Division	2021 - 2029
3. Monitoring of Affordability Covenants	Preserve affordable housing through long-term affordability controls and monitoring.	Develop and implement monitoring protocols for deed-restricted affordable housing.	General Fund	Community Development Department – Planning Division	Develop monitoring protocols by 2023.
DEVELOPMENT OF AFFORDABLE HOUSING					
4. Inclusionary Housing Program and Housing Trust Fund	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation and prioritize on-site provision of affordable units. Establish implementing regulations for Housing Trust Fund.	Developer-provided affordable units and In-Lieu Fees	Community Development Department – Planning Division; City Manager’s Office	Develop Trust Fund regulations by 2023.
5. Affordable Housing Development Assistance	Facilitate development of affordable and mixed-income housing through incentives to private developers.	Provide financial and regulatory assistance. Promote through dealings with property owners and developers.	Inclusionary Housing Trust Fund and other state and Federal resources	Community Development Department – Planning Division; City Manager’s Office	2021 - 2029
6. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Update the local ordinance for consistency with current state requirements.	General Fund	Community Development Department – Planning Division	Update the ordinance in 2023.

Table V-4: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
7. Section 8 Rental Assistance	Extend rental subsidies to extremely low and very low-income families and seniors.	Outreach to landlords to encourage their participation. Continue to provide information and a link to the program on the City's website.	HUD Section 8 Vouchers	Community Development Department – Planning Division; LA County Housing Authority	Landlord outreach in 2023
8. Climate Action and Adaptation Plan (CAAP)	Reduce greenhouse gas emissions.	Implement measures identified in CAAP.	General Fund	Community Development Department – Planning Division; City Manager's Office	Beginning in 2022
ADEQUATE HOUSING SITES					
9. Affordable Housing Overlay (AHO) & Rezone Program	Rezone adequate sites to address the City's RHNA, and provide meaningful incentives for development of affordable housing.	Develop an AHO and associated objective development standards. Provide incentives for development under the AHO, including increased densities, increased heights, reduced parking, reduced open space, and ministerial processing.	General Fund	Community Development Department – Planning Division	Adopt the AHO in 2022 in compliance with the parameters of a rezone program.
10. Agoura Village Specific Plan (AVSP)	Provide expanded sites for multi-family and mixed-use housing development.	Update the AVSP to provide increased residential capacity and streamlined review on Housing Element sites.	General Fund	Community Development Department – Planning Division	Adopt the updated AVSP in 2022
11a. Promote Accessory Dwelling Units	Provide opportunities for small rental units within existing neighborhoods.	Achieve production of an average of 10 ADUs annually. Develop an ADU user guide, homeowner checklist, ADU cost calculator and pre-approved ADU construction plans.	General Fund; SB 2 Planning Grant	Community Development Department – Planning and Building Divisions	Provide pre-approved plans and other ADU materials during 2022.
11b. Track and Monitor Accessory Dwelling Units	Provide opportunities for small rental units within existing neighborhoods.	Establish ADU tracking system; conduct mid-cycle review and report to HCD. As necessary, expand Marketing within 6 months, or rezone within one year.	General Fund	Community Development Department – Planning and Building Divisions	Tracking system (2022). Conduct review in 2025.

Table V-4: Housing Program Summary (cont'd)

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
12. No Net Loss Monitoring	Maintain adequate sites for the City's RHNA allocation by income level throughout the planning period.	Develop procedure to monitor development of Housing Element sites. Provide information on available sites and development on City website.	General Fund	Community Development Department – Planning Division	Develop monitoring procedures in 2022.
REMOVE GOVERNMENTAL CONSTRAINTS					
13. Objective Design and Development Standards	Facilitate quality development that can be approved ministerially.	Establish objective standards and ministerial processing procedures, including for SB 35 applications, to streamline the review process.	General Fund	Community Development Department – Planning Division	2022
14. Zoning Text Amendments for Special Needs Housing	Provide zoning standards to facilitate the provision of housing for persons with special needs.	Amend the Zoning Code to facilitate housing for special needs populations consist with requirements under state law.	General Fund	Community Development Department – Planning Division	Amend the Zoning Code in 2022.
PROMOTE EQUAL HOUSING OPPORTUNITY					
15. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with disabilities.	Coordinate with NLACRS to publicize info on resources. Pursue state/Federal funds for supportive housing in affordable housing projects. Review/amend the Code re: reasonable accommodations & community care facilities with 6+.	Low Income Housing Tax Credits; other State and Federal funds.	Community Development Department – Planning Division	Pursue supportive housing funding in conjunction with affordable projects. Amend the Code in 2022.
16. Fair Housing Program	Promote fair housing practices and unrestricted access to housing for all residents of the City.	Continue to contract with LA Co./Housing Rights Center to provide fair housing services and educational programs. Assist in program outreach through referrals and distribution of informational materials.	CDBG	LA Co/ Housing Rights Center; Community Development Department – Planning Division	2021-2029

Summary of Quantified Objectives

The following table summarizes the City of Agoura Hills’ quantified objectives for the 2021-2029 Housing Element planning period. The objectives include the City’s new construction objectives to meet its regional housing needs (RHNA) and conservation objectives which reflect preservation of Agoura Hills’ two primary apartment complexes as rental housing. The City does not have a housing rehabilitation program, but works towards maintaining the housing stock through a combination of code enforcement, building inspections and the building permit plan process.

Table V-5: 2021-2029 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	63	--	--
Very Low (31% - 50% AMI)	64		
Low (51% - 80% AMI)	72	--	--
Moderate (81% - 120% AMI)	55	--	511 (Archstone Agoura Hills and Oak Creek)
Above Moderate (>120% AMI)	64	--	
Totals	318	--	511

Appendix A

Glossary

Appendix A: Glossary

This glossary is for ease of use of the Agoura Hills Housing Element only; for full definitions related to the City of Agoura Hills Zoning Code, please see Chapter 1, Part 3 - Definitions.

A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AHO:	Affordable Housing Overlay
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessors Parcel Number
CBC:	California Building Code
CDBG:	Community Development Block Grant
CDC:	Los Angeles County Community Development Commission
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CHPC:	California Housing Partnership
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DFEH:	California Department of Fair Employment and Housing
DOF:	California Department of Finance
EDD:	California Employment Development Department
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
GHG:	Greenhouse Gas
HACoLA:	Housing Authority of the County of Los Angeles
HCD:	California Department of Housing and Community Development
HMDA:	Home Mortgage Disclosure Act
HOME:	HOME Investment Partnership Program
HRC:	Housing Rights Center
HUD:	U.S. Dept. of Housing and Urban Development

LACEP:	Los Angeles County Energy Program
LAHSA:	Los Angeles Homeless Service Authority
LRA:	Local Responsibility Area
LVMCOG:	Las Virgenes-Malibu Council of Governments
LVMWD:	Las Virgenes Municipal Water District
LVUSD:	Las Virgenes Unified School District
MPROP:	Mobile Home Park Rehabilitation and Resident Ownership Program
NLACRC:	North Los Angeles County Regional Center
R/ECAP:	Racial and Ethnic Characteristics/Concentrations
RHNA:	Regional Housing Needs Allocation
SCAG:	Southern California Association of Governments
SEA:	Significant Ecological Areas
SPA:	Service Planning Area
SRO:	Single Room Occupancy
TCAC:	California Tax Credit Allocation Committee
UBC:	Uniform Building Code
UWMP:	Urban Water Management Plan
VHFHSZ:	Very High Fire Hazard Severity Zone
VLI	Very Low Income

B. Definitions

Accessory Dwelling Unit: An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

Acreage: Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

Accessible Housing Unit: An accessible housing unit is designed and built to be usable to a person with physical disabilities.

Affirmatively Furthering Fair Housing (AFFH): This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

Affordable Housing Overlay: The Affordable Housing Overlay (AHO) is being developed as part of this Housing Element. The AHO would provide density and other incentives in exchange for including at least 20% lower income housing units on identified sites.

Affordable Unit: A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

American Community Survey: The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

Area Median Income: As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

At Risk: Deed-restricted affordable housing projects at risk of converting to market rate.

California Department of Housing and Community Development (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

Census: The official decennial enumeration of the population conducted by the federal government.

City Council: The City Council serves as the elected legislative and policy-making body of the City of Agoura Hills, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

Community Development Block Grant (CDBG): This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

Conditional Use Permit (CUP): Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

Condominium: A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

Condominium Conversion: The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

Default Density: Housing Element statutes provide for the use of "default densities" to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Agoura Hills falls within the default density of 20 units per acre for providing sites affordable to very low and low income households.

Density Bonus: An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

Development Fees: City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

Dissimilarity Index: A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

Emergency Shelter: An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

Environmental Impact Report (EIR): Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

Family: A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

General Plan: A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

Household: All persons living in a housing unit.

Householder: The head of a household.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Infill Development: Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Las Virgenes-Malibu Council of Governments (LVMCOG): A joint powers authority of the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu and Westlake Village. These member cities work together to address regional priorities.

Los Angeles County Community Development Commission (CDC): The CDC is comprised on two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. The CDC administers the County's CDBG program. Agoura Hills is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program.

Lot or Parcel: A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

Low Income Household: A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

Manufactured Housing/Mobile Home: A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

Mixed-use: The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Moderate Income Household: A household earning 80% to 120% of the Los Angeles County median income based on information provided by HCD/HUD.

Multi-family Residential: Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

Overpayment: Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

Persons with Disability: A person with a long-lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

Planning Commission: The Agoura Hills Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Agoura Hills City Council on planning issues.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. .

Reasonable Accommodation: The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

Regional Housing Needs Allocation (RNHA): A quantification by SCAG and HCD of existing and projected housing need -- the City's fair share of the regional housing needs by household income group.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Single-family Residential: A single dwelling unit on a building site.

Special Needs Population: Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

Supportive Housing: Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

Transitional Housing: A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

U.S. Department of Housing and Urban Development (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low Income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

Zoning Ordinance: Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Appendix B

Affirmatively Furthering Fair Housing

AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.¹ Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics”.² The AFFH analysis must contain the following:

Part 1: Outreach

Part 2: Assessment of Fair Housing

- Fair Housing Enforcement and Outreach Capacity
- Integration and segregation patterns and trends
- Racially or ethnically concentrated areas of poverty or affluence
- Disparities in access to opportunity
- Disproportionate housing needs within the jurisdiction, including displacement risk

Part 3: Sites Inventory

Part 4: Identification of Contributing Factors

Part 5: Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Agoura Hills, several other sections of the housing element address the issue and are included in this appendix by reference.

¹ California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.

² Government Code Section 8899.50 (a)(1)

PART 1. OUTREACH

Detailed information about the Housing Element public participation program is provided in the Introduction to the Housing Element. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. Highlights included:

To be completed

PART 2. ASSESSMENT OF FAIR HOUSING

A. KEY DATA AND BACKGROUND INFORMATION

The Los Angeles County Library website provides a community history of Agoura Hills. The area that would become Agoura Hills was familiar territory for Native Americans who would search in the area for game and other food. The Spanish began a ranch culture in the late 1700s that would last until the beginning of the 1900s. At that point, crops such as lettuce and wheat replaced ranch lands. In the mid-1950s, the provision of outside water sources allowed for the community to grow into what Agoura Hills is today³.

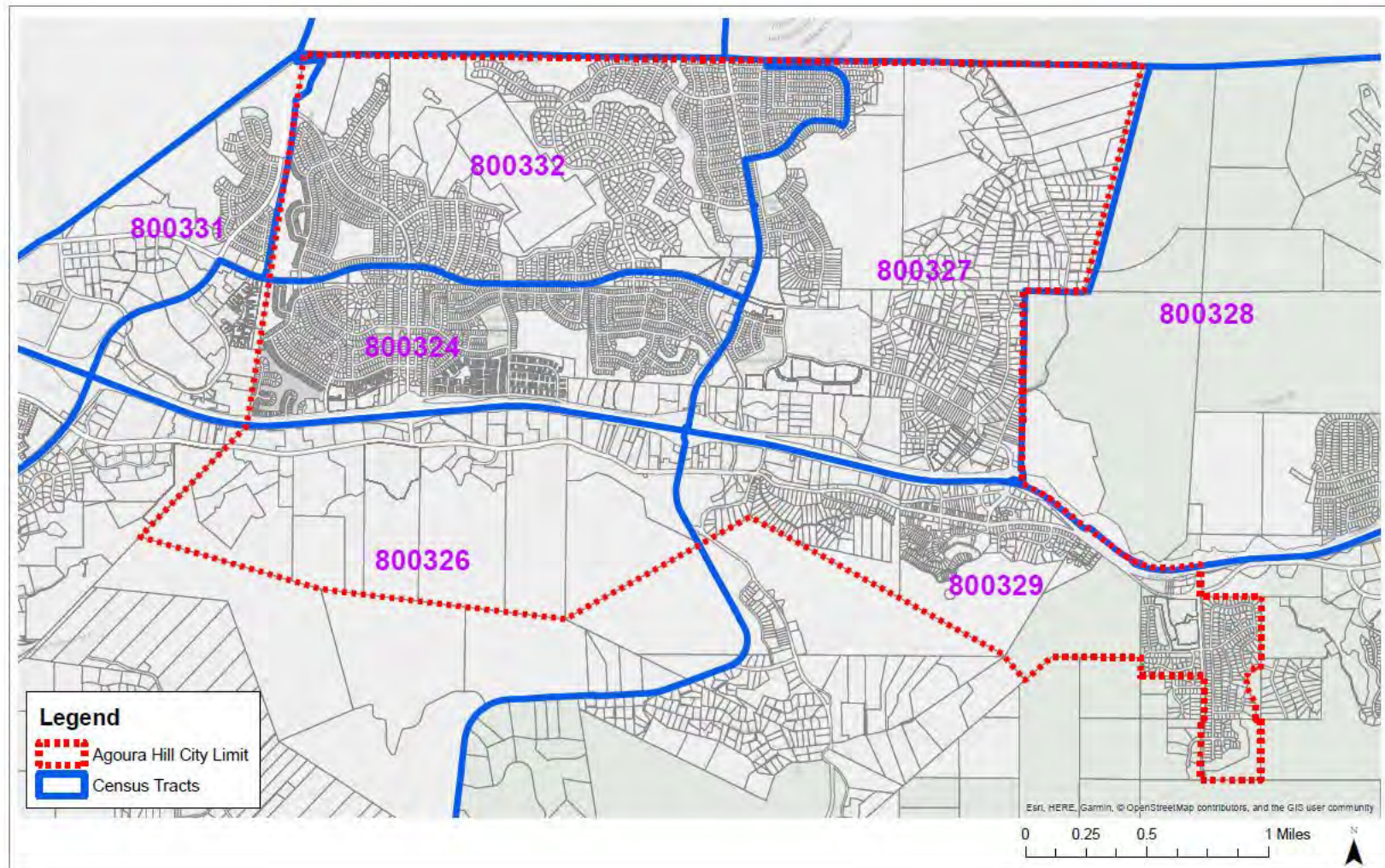
Both the Los Angeles County Analysis of Impediments to Fair Housing Choice (County AI) and the Housing Element Needs Assessment examine key demographic factors for Agoura Hills and the County as a whole, summarized below. Additional regional and local analysis is provided under Part 2 of this section.

- Between 2010 and 2020, the population in Agoura Hills grew by one percent, lower than the four percent Countywide;
- Agoura Hills' senior population (65+ years) continues to grow and was 14 percent of the City's population in 2020, which was the same percentage Countywide. Agoura Hills' median age in 2020 was 44.0 years while the County's was 36.7 years;
- In 2020, three-fourths of the City's population (75%) was White, eleven percent was Hispanic, eight percent was Asian/Pacific Islander and three percent was African American. Agoura Hills is less diverse than the County as a whole.
- In 2020, Agoura Hills' population had more families with children (33%) compared to the County (27%).
- Between 2010 and 2020, the housing stock grew by less than one percent (0.7%) while the County's housing stock grew by four percent.
- Agoura Hills has a higher percentage of owner-occupied units than Los Angeles County, with a homeownership rate of 77 percent, compared to 45 percent for the County.

Agoura Hills is comprised of five census tracts, although three of these extend beyond the City's boundaries. The two tracts south of the Ventura Freeway cover large areas south of Agoura Hills that are mainly undeveloped lands in the Santa Monica Mountains. Figure B-1 shows the tract boundaries. Fair housing analysis is provided at the tract level in the subsequent sections of this AFFH analysis.

³ Los Angeles County Library website: <https://lacountylibrary.org/agoura-hills-local-history/>.

Figure B-1: Agoura Hills Census Tracts



B. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

1. Los Angeles County

The City of Agoura Hills is one of 47 cities participating in the Urban County of the County of Los Angeles (CDC) Community Development Block Grant Program (CDBG). The CDC and Housing Authority of the County of Los Angeles (HACoLA) formed a joint effort to prepare, conduct and submit to HUD their certification for Affirmatively Furthering Fair Housing, as presented in their Analysis of Impediments to Fair Housing Choice (AI), adopted March 7, 2018.

For the Los Angeles County AI, a variety of community participation tools were utilized to find out about the fair housing issues facing the county as a whole. These included regional discussion groups; three sets of four focus groups each, aimed at addressing disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings and the 2017 Resident Fair Housing Survey. In addition, there was also a stakeholder survey and a planning and zoning survey.

The Los Angeles County Analysis of Impediments to Fair Housing Choice (AI) describes the departments and organizations that handle fair housing enforcement and outreach in Agoura Hills. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

The County AI reports that HRC and its subcontractors met and exceeded various categories of fair housing services assistance in relation to the County's goals and strategies for FY 2015 – 2016 and FY 2014 – 2015. As compared to the annual goal of 3,700 general and fair housing services, the County fair housing contractors provided service to 3,239 direct clients, or 88 percent of their annual goal in FY15-16 and 3,490 clients, or 94 percent of the goal in FY14-15. Their services also provided 191,229 client contacts through their outreach and education efforts last year, while their services provided assistance through 49,486 client contacts in FY14-15.

A total of 269 fair housing inquiries were received in FY15-16, with 159 clients counseled, 77 cases opened, 25 cases referred to other agencies, and 8 cases pending. In FY14-15, a total of 232 inquiries were received and dispositions taken, with 125 clients counseled, 85 cases opened, 14 cases referred, and 8 cases pending.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is outlined in the County AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

2. Agoura Hills

As outlined in the Needs Assessment of the Housing Element, Agoura Hills has procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs populations. The City continues to participate with the Housing Rights Center (HRC) in the provision of fair housing services.

Table B-1 below details the services provided by the HRC to Agoura Hills residents between Fiscal Years 2016 and 2020. A total of 39 households received services during the five-year period. Tenant/landlord services were provided to 36 Agoura Hills households (92%), while assistance with discrimination inquiries were provided to three households (8%). The overall demographics illustrates that the predominance of inquiries were made by extremely low income households (62%) and persons who identify as either White (46%) or Other (46%). Approximately 10 percent of inquiries were made by persons with a disability, 10 percent were made by senior citizens and two percent were made by female-headed households.

For the landlord/tenant services, general inquiries and substandard conditions were the largest issues (25% and 14% respectively). Three-fourths (75%) of the inquiries were resolved, while other outcomes included referrals to Legal Aid (8%), referrals to Consumer Affairs (6%), Small Claim Court (6%) and others such as mediation and referrals to Project Place, the monthly rental listing service operated by HRC that can help people locate housing opportunities in Los Angeles and Ventura Counties.

As shown in the table, of the three discrimination inquiries, two resulted in cases being opened. One case was based on a physical disability while the other was based on a mental disability. One case was withdrawn by the client while the second case had successful conciliation.

**Table B-1: Fair Housing and Tenant/Landlord Services
in Agoura Hills: FY 2016-2020**

Overall Demographics	# of Households Assisted by Housing Rights Center	% of Total Households Assisted
Race		
White	18	46%
Other	18	46%
Black	2	5%
Asian	<u>1</u>	<u>3%</u>
Total	39	100%
Ethnicity		
Not Hispanic/Latino	30	77%
Other Hispanic/Latino	5	13%
Mexican/Chicano	<u>4</u>	<u>10%</u>
Total	39	100%
Type of Caller		
In-Place Tenant	27	69%
Landlord	8	21%
Rental Home seeker	3	8%
Management Company	<u>1</u>	<u>3%</u>
Total	39	100%
Income Level		
Extremely Low	24	62%
Very Low	3	8%
Low	5	13%
Moderate	<u>7</u>	<u>18%</u>
Total	39	100%
Special Groups		
Disabled	4	40%
Senior	4	40%
Gov't Subsidized	1	10%
Female Headed HH	<u>1</u>	<u>10%</u>
Total	10	100%
Tenant/Landlord Services		
Housing Issue		
General Info	9	25%
Substandard Conditions	5	14%
Notices	4	11%
Rent Increase	3	8%
Other Info	3	8%

Lease Terms	3	8%
Eviction	2	6%
Repairs	2	6%
Seeking Housing	2	6%
Section 8 Information	1	3%
Security Deposit	1	3%
Utilities	<u>1</u>	<u>3%</u>
Total	36	100%
Disposition		
Resolved	27	75%
Legal Aid	3	8%
Consumer Affairs	2	6%
Small Claims Court	2	6%
Mediation	1	3%
Project Place	<u>1</u>	<u>3%</u>
Total	36	100%
Discrimination Inquiries and Cases		
Inquiries Counseled	1	33%
Cases Opened	2	67%
Physical Disability	(1)	(50%)
Mental Disability	(1)	(50%)
Disposition of Cases Opened		
Successful Conciliation	(1)	(50%)
Client Withdrew	(1)	(50%)
Total	3	100%

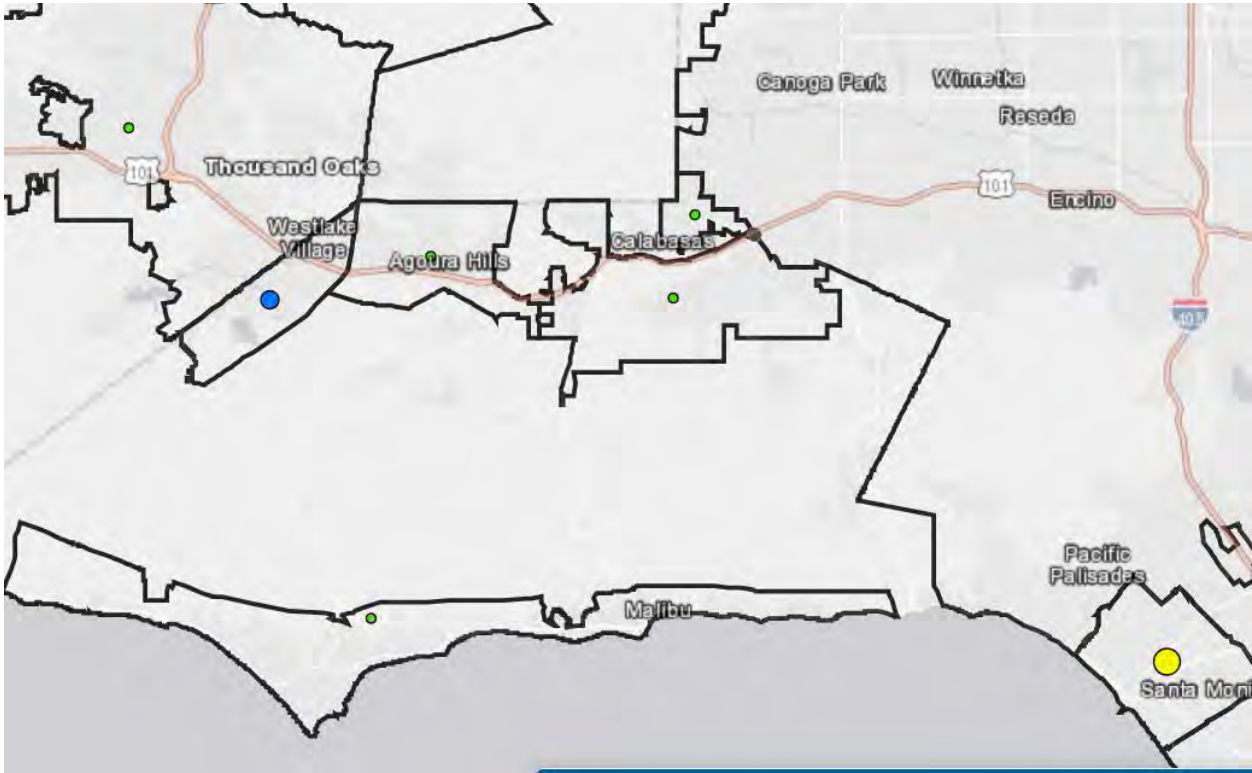
Source: Housing Rights Center, May 2021.

In addition to the HRC, a Public Records Act request was submitted to both the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to see if any fair housing cases from Agoura Hills had been submitted to their agencies between 2014 and 2020.

The search by DFEH did not find any cases for Agoura Hills. HUD's records showed one case for Agoura Hills that was during the 2013-2014 time period. The issue was discriminatory refusal to rent and negotiate based on the individual's sex. The case was closed due to a no cause determination.

Figure B-2 shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Agoura Hills falls into the category of less than 0.25 inquiries per one thousand people. This is similar to the neighboring jurisdictions of Malibu, Calabasas, Hidden Hills and Thousand Oaks (in Ventura County). The City of Westlake Village has a higher rate of 0.5 inquires per 1,000 people.

**Figure B-2: Fair Housing and Outreach Inquiries
In Northwest Los Angeles County**



- City/Town Boundaries
- (R) FHEO Inquiries by City (HUD, 2013-2021)
- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry
- Greater than 1 Inquiry

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

C. INTEGRATION AND SEGREGATION

1. Race and Ethnicity

Table B-2 shows the racial and ethnic makeup of Agoura Hills from the 2014-2018 American Community Census. Figure B-3 shows the racial demographics by block group in Agoura Hills as well as northwest Los Angeles County and southeastern Ventura County. Figure B-4 shows the Diversity Index from HCD's AFFH Data Viewer.

The County AI describes the racial and ethnic make-up in its services area as follows:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As described in the Housing Element Needs Assessment, the City experienced only minor change in ethnic composition over the last two decades, with Whites continuing to make up a large majority (75%) of the City's population. In contrast, Whites comprise just 26 percent of the population Countywide. Table B-2 illustrates the racial and ethnic makeup of Agoura Hills by census tract. Tract 8003.27 in the northeast area of Agoura Hills has the lowest percentage of White residents (69%) and highest percentage of Hispanic residents (18%) in the city. The racial makeup of Agoura Hills is similar to the neighboring communities, such as Calabasas, Malibu and Westlake Village, while the San Fernando area of the City of Los Angeles to the east is much more diverse as is the western portion of Thousand Oaks.

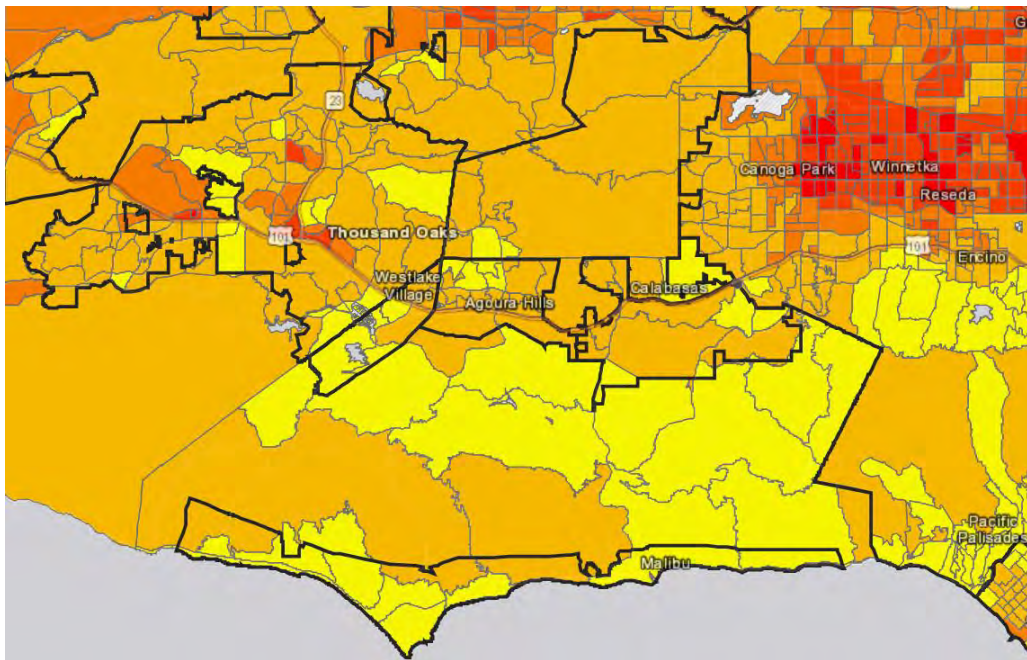
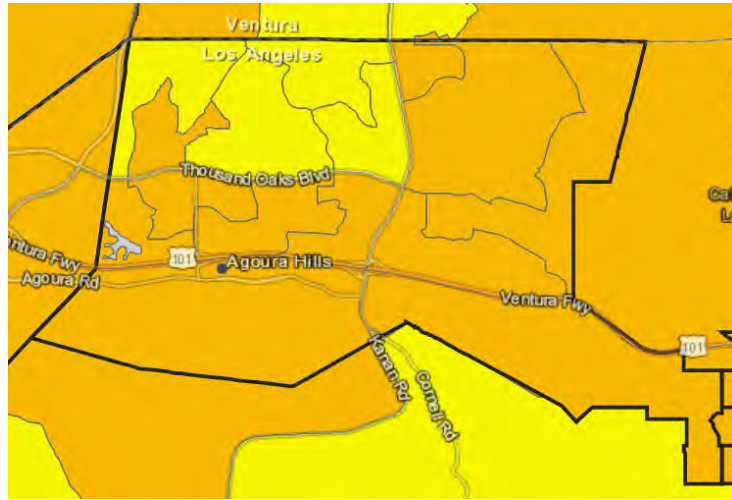
Table B-2: Agoura Hills Race/Ethnicity by Census Tract

Census Tract	Race/Ethnicity			
	% White	% Hispanic	% Asian/Pacific Islander	% Black
8003.24*	75%	9%	9%	4%
8003.26*	75%	9%	8%	5%
8003.27	69%	18%	6%	4%
8003.29*	79%	8%	9%	<1%
8003.32	80%	7%	8%	<1%
Citywide	75%	11%	8%	3%

Source: HUD AFFH Mapping and Data Tool, American Community Survey, 2014-2018

*These tracts cover areas outside of Agoura Hills city boundaries.

Figure B-3: Racial Demographics (% of Non-White Population) in Agoura Hills and Northwest LA County/Southeast Ventura County



8/3/2021, 11:39:59 AM

City/Town Boundaries

(R) Racial Demographics (2018) - Block Group

≤ 20%

21 - 40%

41 - 60%

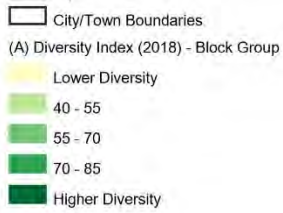
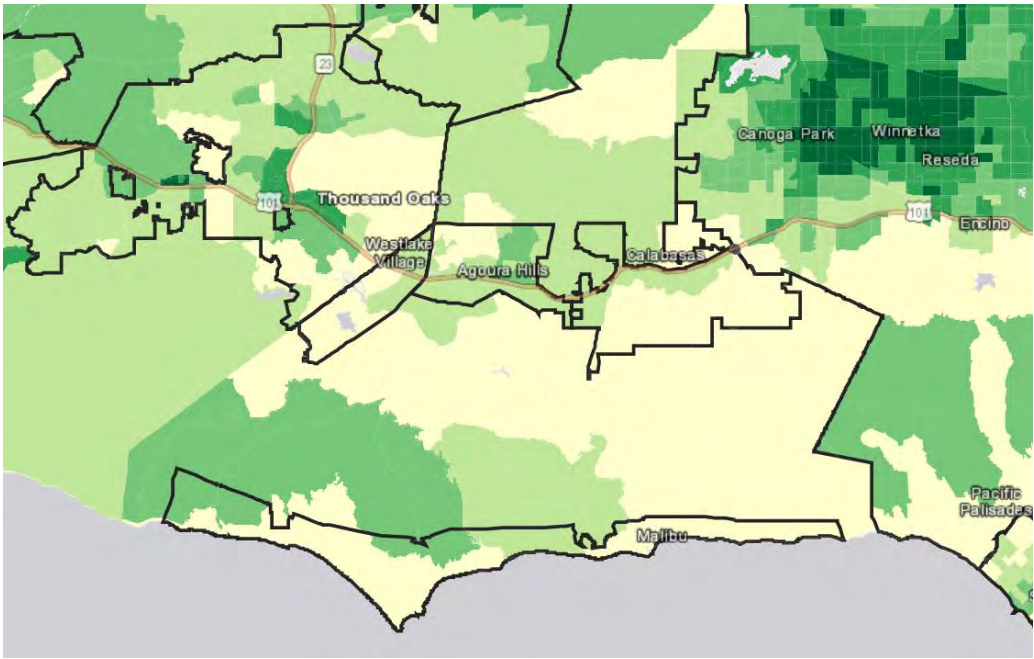
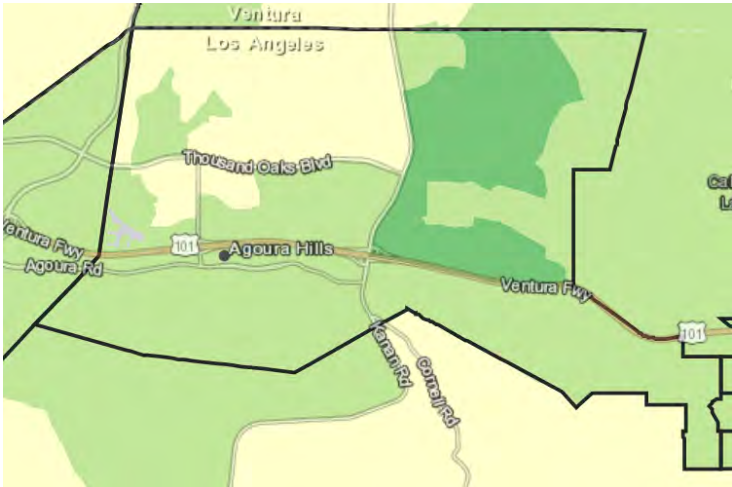
61 - 80%

> 81%

City of Los Angeles, Division of Land Management, San, HERE, Garmin, INCREMENTAL, IGN, EPA, Swis, HERE, Garmin, © OpenStreetMap contributors, and the GIS User Community

City of Los Angeles, Division of Land Management, San, HERE, Garmin, INCREMENTAL, IGN, EPA, Swis, HERE, Garmin, © OpenStreetMap contributors, and the GIS User Community

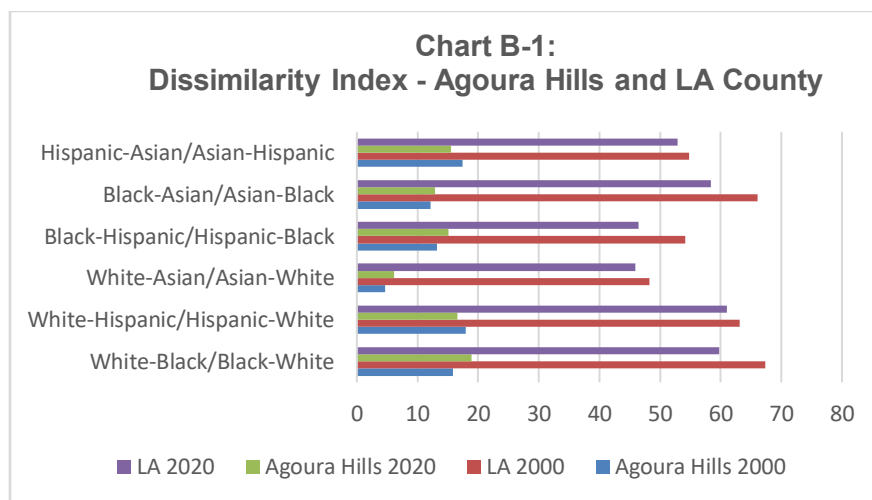
Figure B-4: Diversity Index in Agoura Hills and Northwest LA County/Southeast Ventura County



Esri, HERE, DeLorme, © OpenStreetMap contributors, and the GIS user community

The dissimilarity index is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Agoura Hills and the County during 2000 and 2020. Using the thresholds described above, the dissimilarity index in Agoura Hills for all groups was considered low in 2000 and 2020. The index levels in Agoura Hills are similar to the neighboring cities of Malibu and Calabasas and are far less than the County as a whole. The County locations with the highest index values are Long Beach and Los Angeles, while Baldwin Park, Bellflower, Downey and Paramount have the lowest index values.



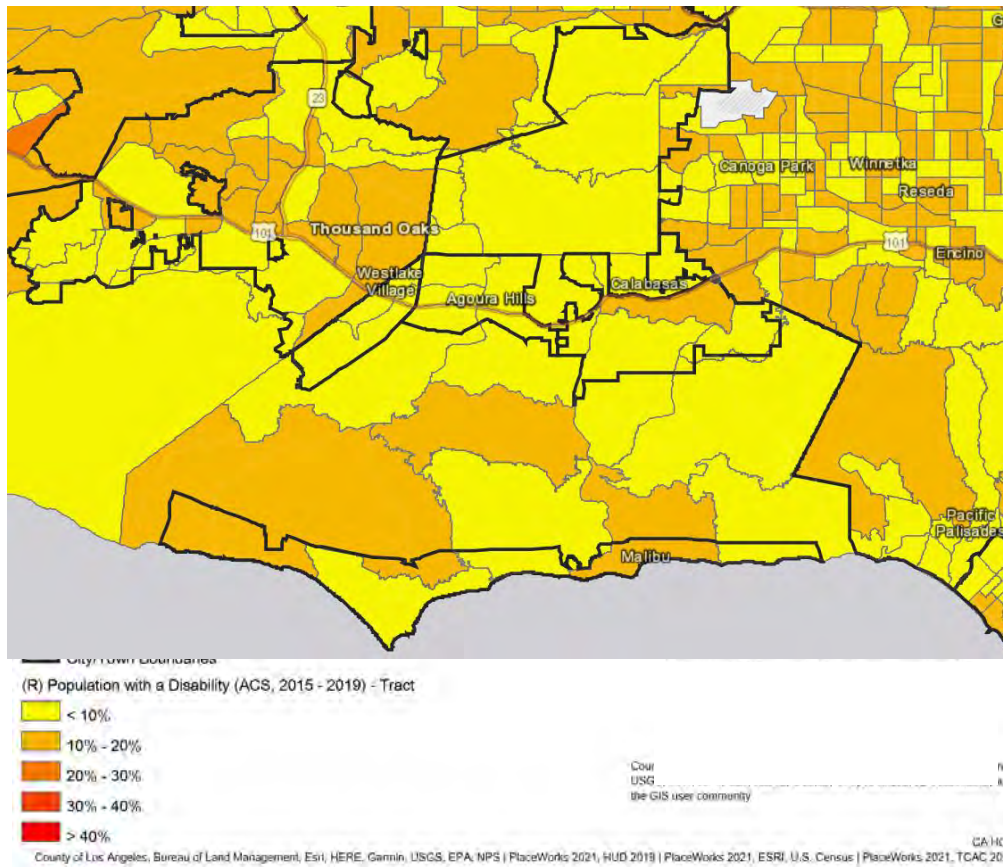
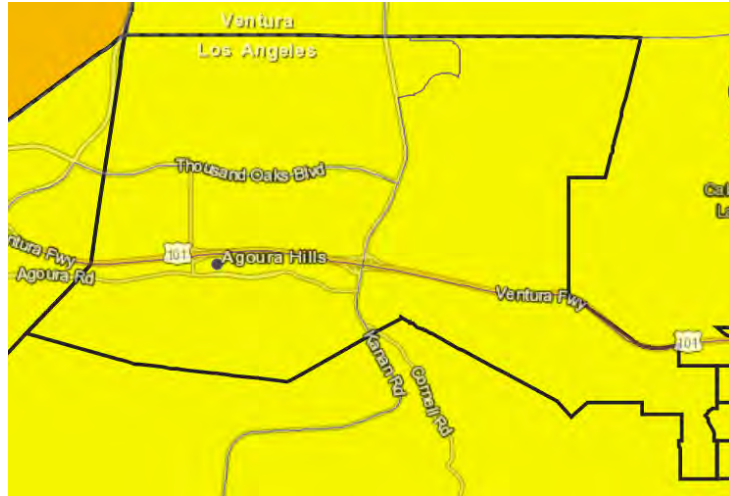
Source: Spatial Structures in the Social Sciences at Brown University

2. Persons with Disabilities

The Los Angeles County AI discusses disability and access for the LA region. There do not appear to be areas of particularly high concentrations of residents with disabilities in R/ECAPs (racially/ethnically concentrated areas of poverty – see section D), although a few areas do stand out as containing moderate concentrations within the region. For instance, the city of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates appear to have such a concentration of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana appear to have moderate concentrations of residents with disabilities aged 18-64.

Figure B-5 shows the population with a disability in Agoura Hills as well as the larger regional area. Approximately nine percent of the Agoura Hills' population has a disability. The census tracts range from 7.7 percent to 9.8 percent, with the highest percentage in tract 8003.32. Single-family homes make up the vast majority (92%) of the housing stock in this tract. The percentage of seniors in this area (19%) is higher than the City-wide average (15%), which could contribute to higher levels of disability.

Figure B-5: Population with a Disability in Agoura Hills and Northwest LA County/Southeast Ventura County



Supportive services for the disabled in Agoura Hills include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. In addition, Agoura Hills Dial-A-Ride provides transportation within the City limits of Agoura Hills and the Malibu Lake area. There are also trips to Westlake Village, Thousand Oaks, and Oak Park and Appointment Based Destinations to Woodland Hills for an increased fare. Agoura Hills supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Housing Zoning, Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist residents with developmental disabilities.

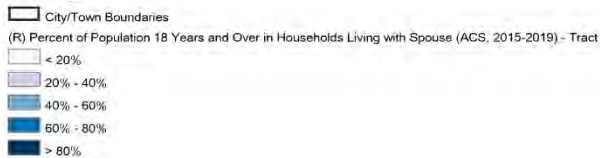
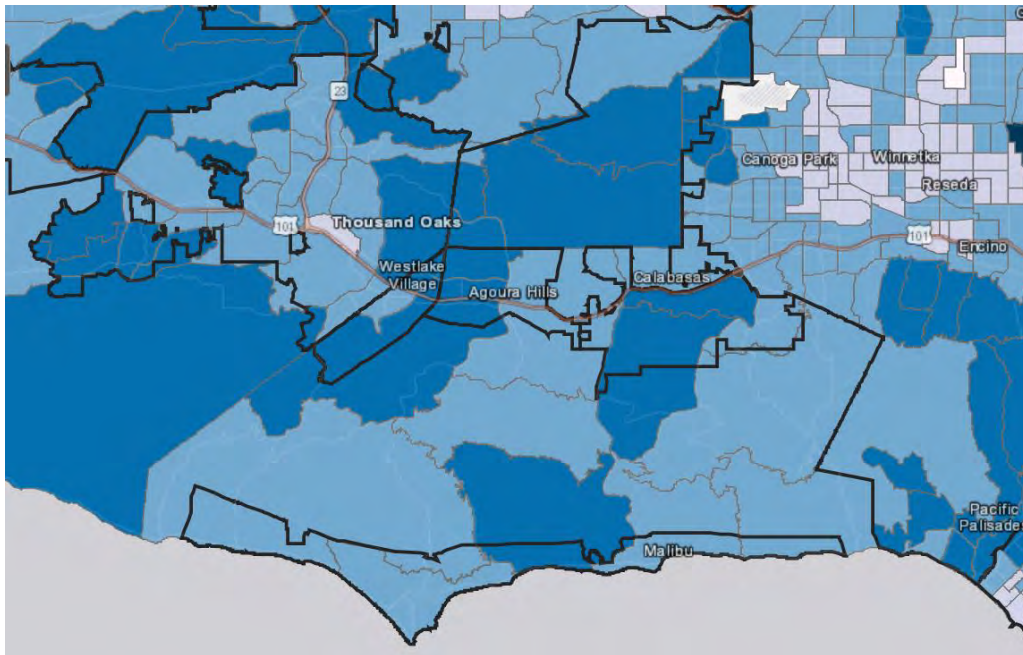
The senior population continues to grow in Agoura Hills, with the percentage of seniors doubling between 2000 and 2020 and now comprising fourteen percent of the population. Senior citizens are considered to have special housing needs because of their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Approximately 30 percent of elderly residents in Agoura Hills have some type of disability, which may limit their ability to live independently. Agoura Hills has four residential care facilities for the elderly licensed through the State of California. All but one of these facilities are in a small, group home setting, with six or fewer occupants, with one large facility – Meadowbrook at Agoura Hills - providing capacity for up to 185 seniors. A fifth facility – Oakmont of Agoura Hills – is currently under construction and will provide 75 units of assisted living and memory care. The City's Community Services Department organizes senior programs and classes offered through the Agoura Hills Recreation and Event Center. Several different exercise classes are offered at the Recreation Center as well as senior groups for book clubs, card games and excursions. Also, the Agoura Hills/Calabasas Community Center offers classes and programs.

3. Familial Status

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. Maps of familial status derived from the HCD AFFH Data Viewer are shown in the figures which follow for both Agoura Hills and the surrounding region.

- The western portion of Agoura Hills has 60 to 80 percent of its residents living with their spouse or partner. The eastern portion of the City has a lower percentage (between 40 to 60%). These percentages are similar in the nearby jurisdictions, while portions of Thousand Oaks and the San Fernando Valley have pockets of lower percentages.
- The areas west of Kanan Road have a very high percentage of children from married couple households (>80%). The eastern portion of the city is also high with between 60 to 80 percent of children from married couple households. These percentages are seen throughout the neighboring jurisdictions. Portions of the San Fernando Valley, Santa Monica and Oxnard have fewer children from married couple households.
- Less than 20 percent of adults in Agoura Hills live alone, similar throughout much of the region. Pockets of 20 to 40 percent of adults living on their own can be found in Malibu, Thousand Oaks, the San Fernando Valley, Santa Monica and the West Los Angeles area.
- Throughout Agoura Hills, less than 20 percent of children are from female headed households. This percentage is seen throughout the region, with some areas showing between 20 to 40 percent of children from female headed households.

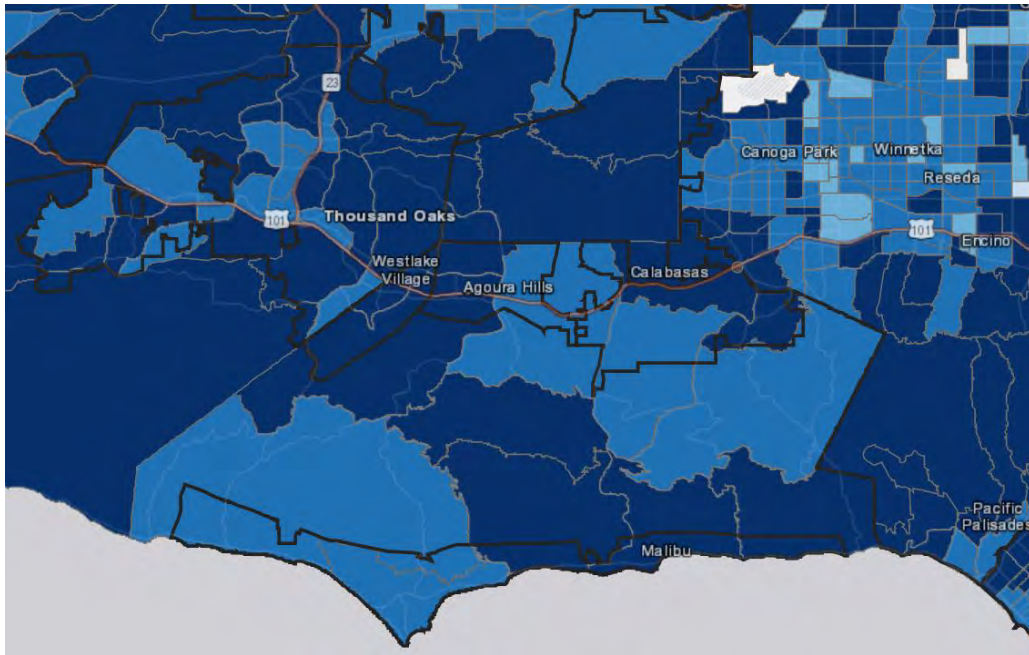
Figure B-6: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Agoura Hills and Northwest LA County/Southeast Ventura County



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure B-7: Familial Status – Percent of Children in Married Couple Households in Agoura Hills and Northwest LA County/Southeast Ventura County

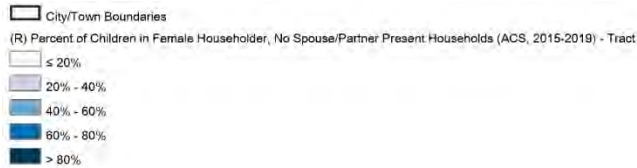
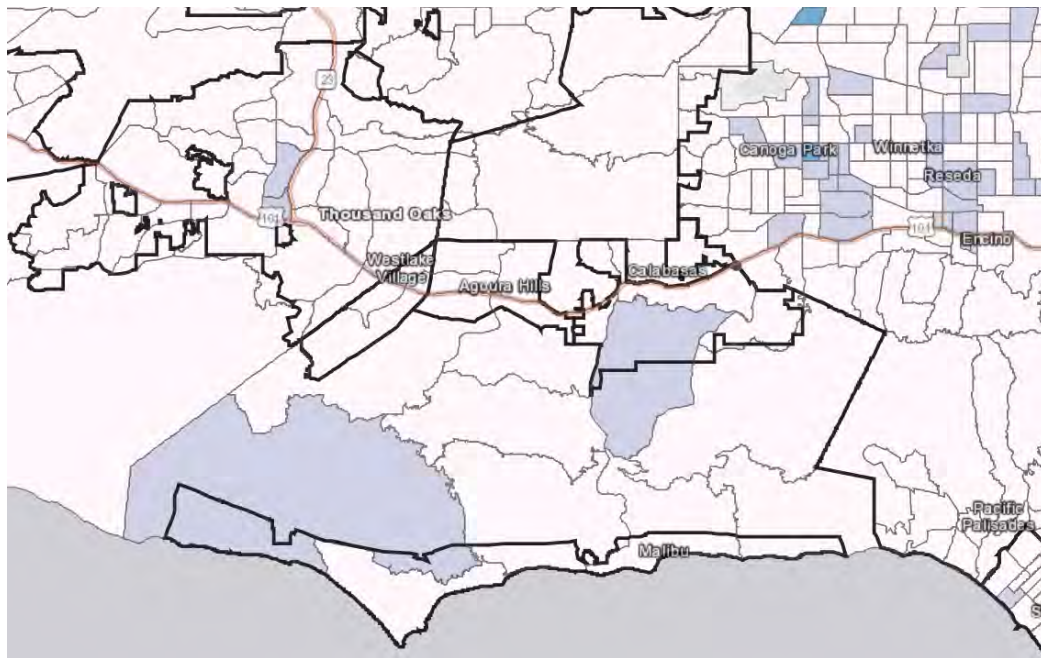


Division of Los Angeles Bureau of Land Management, Eric HEDR, Summer 2019
 AGREEMENT # 10055 EPA, Eric HEDR, Gailin D. Opatowicz, Michael
 Opatowicz, and the OGD user community

Figure B-8: Familial Status – Percent of Population 18 and Over Living Alone in Agoura Hills and Northwest LA County/Southeast Ventura County



Figure B-9: Familial Status – Percent of Children in Female-Headed Households in Agoura Hills and Northwest LA County/Southeast Ventura County



City of West Covina, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

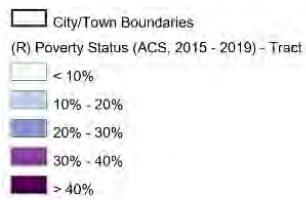
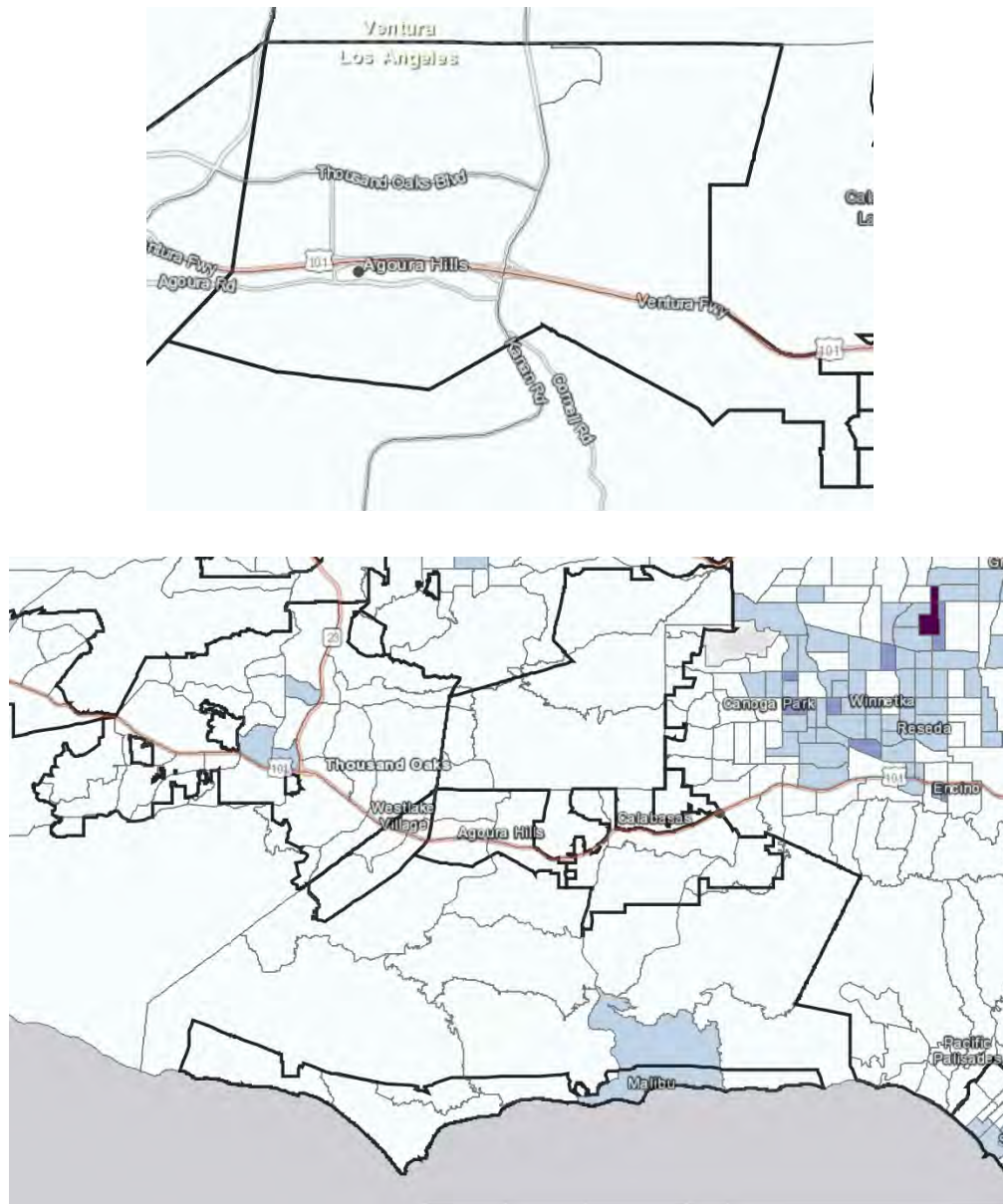
CA/HCD

4. Income Level

Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer has information on poverty levels as well as low and moderate income households. Figure B-10 illustrates that, overall, Agoura Hills has less than ten percent of its population living under the poverty level (the range is from three to seven percent across the City's census tracts). Several areas in the region have higher percentages of residents below the poverty level, particularly in the San Fernando Valley.

Figure B-11 depicts the proportion of low and moderate income households by census block group. As shown, the greatest proportion of low and moderate households are generally located east of Kanan Road. Two census block groups (Tract 8003.27 Block Groups 1 and 3) north of the Ventura Freeway are shown as having between 50 and 75 percent low and moderate income households, though they do fall at the bottom end of the range with 55 and 51 percent low and moderate income households, respectively. Also important to note is that the tracts south of the Ventura Freeway cover large areas outside of Agoura Hills. In the southwest portion of the City the land uses are commercial, business parks and undeveloped land which are designated in Specific Plan areas. Therefore, the income data for these tracts is most likely reflecting the surrounding communities. At the regional level, many areas have more than half of households earning low to moderate incomes.

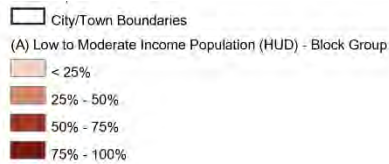
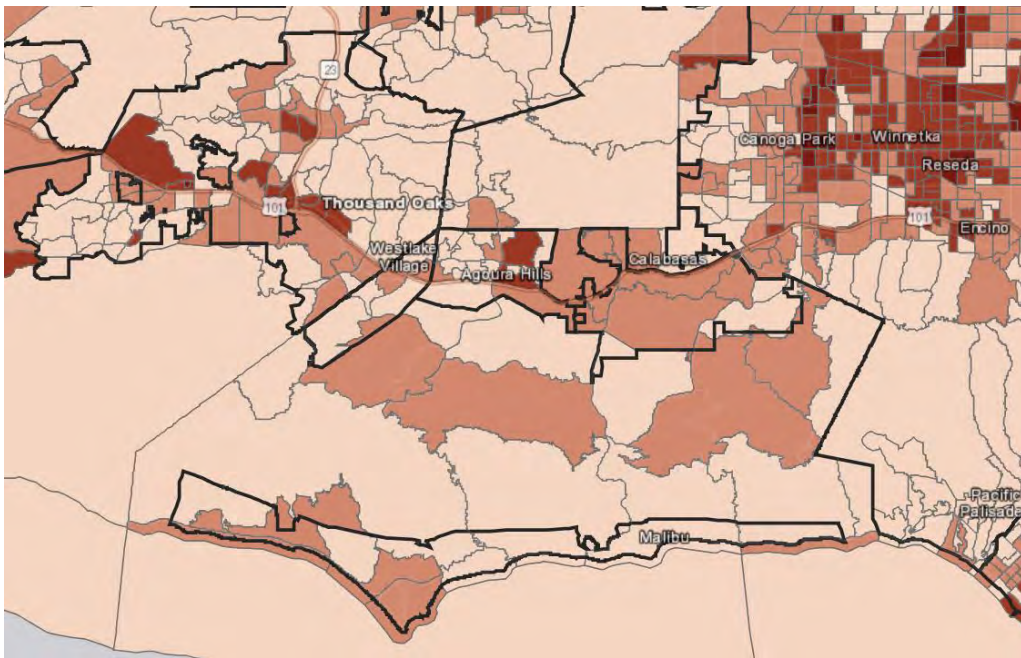
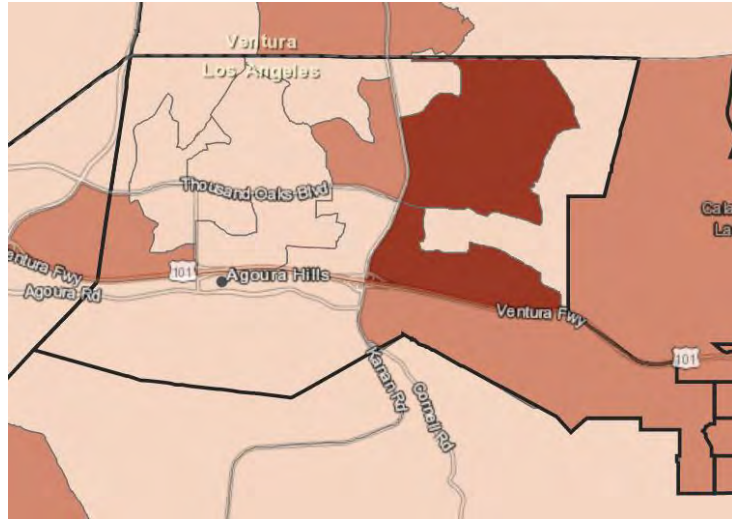
Figure B-10: Percent of the Population Below the Poverty Level in Agoura Hills and Northwest LA County/Southeast Ventura County



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA.HCD

Figure B-11: Percentage of Low and Moderate Income Households in Agoura Hills and Northwest LA County/Southeast Ventura County



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CAHCD

D. RACIALLY OR ETHNICALLY CONCENTRATED AREAS)

1. Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as an area that has a non-white population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as “Census Tracts with 40 percent or more of individuals living at or below the poverty line” (HUD RECAP dataset website). No Agoura Hills census tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Agoura Hills as having R/ECAP tracts. The County AI identifies the largest groupings of R/ECAP census tracts in downtown Los Angeles, Long Beach and a few tracts near San Fernando and the in the Lancaster/Palmdale area.

As shown in Figures B-10 and B-11 above, the poverty level across Agoura Hills is low; however, many areas of the City have at least a quarter or higher low and moderate income households.

2. Racially/Ethnically Concentrated Areas of Affluence (RCAA)

According to HCD’s AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined.⁴ While HCD does not have a standard definition for RCAAs, evaluating the percentage of the population that is White combined with median household incomes can provide a good indicator for areas of affluence.

Table B-3 looks at the median household incomes of white residents in Agoura Hills as well as the County as a whole. As can be seen, the percentage of White residents in Agoura Hills is higher than the County, as is the median income. However, as shown, the median income among Whites is only two percent higher than the Agoura Hills population as a whole. This is different than the disparity between median incomes among Whites and all households Countywide, where Whites on average earn 30% more than the overall County median income. The group with the highest median income in Agoura Hills is the Asian population (\$129,234). In contrast, the Black population in Agoura Hills has a median income of \$102,563 while for the Hispanic population it is \$78,935. The area in Agoura Hills with the lowest median income (< \$87,100) is the southeast portion of the City, east of Kanan Road and south of the Ventura Freeway. Portions of Thousand Oaks and the San Fernando Valley also have areas with median incomes less than \$87,100, while most other nearby jurisdictions have high median income levels.

Table B-3: White Median Household Income and Population – Agoura Hills and Los Angeles County

	Agoura Hills	Los Angeles County
Median HH Income		
White Alone	\$124,299	\$83,847
All Households	\$121,896	\$64,251
% of White Population	75%	26%

Source: U.S. Census 2000; ACS 2014-2018

⁴California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

E. DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as the California Tax Credit Allocation Committee/State Housing and Community Development, or TCAC/HCD, Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Fair Housing Task Force to determine the opportunity level by census tract and indicator score (0-100) for each category:

- **Economic**
 - *Poverty* – percent of population with income above 200% of federal poverty line
 - *Adult Education* – percent of adults with a bachelor’s degree or above
 - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
 - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
 - *Median Home Value* – value of owner-occupied units

- **Education**
 - *Math and Reading Proficiency* – percentage of 4th graders who meet or exceed math and literacy proficiency standards
 - *High School Graduation Rates* – percentage of high school cohort that graduated on time
 - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch

- **Environmental**
 - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure.

Figure B-12 maps the TCAC/HCD Opportunity Levels for the City and surrounding areas, and Table B-4 provides a compilation of various resource data about Agoura Hills by census tract. As shown, all but one of Agoura Hills’ census tracts are designated “highest resource”, similar to the surrounding areas outside the City. Tract 8003.26, in the southwest portion of the City has a “moderate resource” designation. However, this designation is due to the census tract receiving an education index score of 2 (while the rest of Agoura Hills has scores in the 90s). Given that all of Agoura Hills is located in the Las Virgenes Unified School District and the schools have very high scores, it is possible that this was a miscalculation. An inquiry was made to the Othering and Belonging Institute at the University of California, Berkeley. According to its response, the education score for this tract is a compilation of three high schools, including two lower performing charter schools located in Thousand Oaks in Ventura County. It should also be noted that the HUD AFFH Data Table Number 7 (Demographics and School Proficiency) shows that the portion of tract 8003.26 in Agoura Hills (Block Group 1) has a school proficiency score of 89 out of a possible 100. As such, the education score and resulting “Moderate” Resource Opportunity score is not truly reflective of this portion of Agoura Hills.

Figure B-12: TCAC/HCD Opportunity Areas

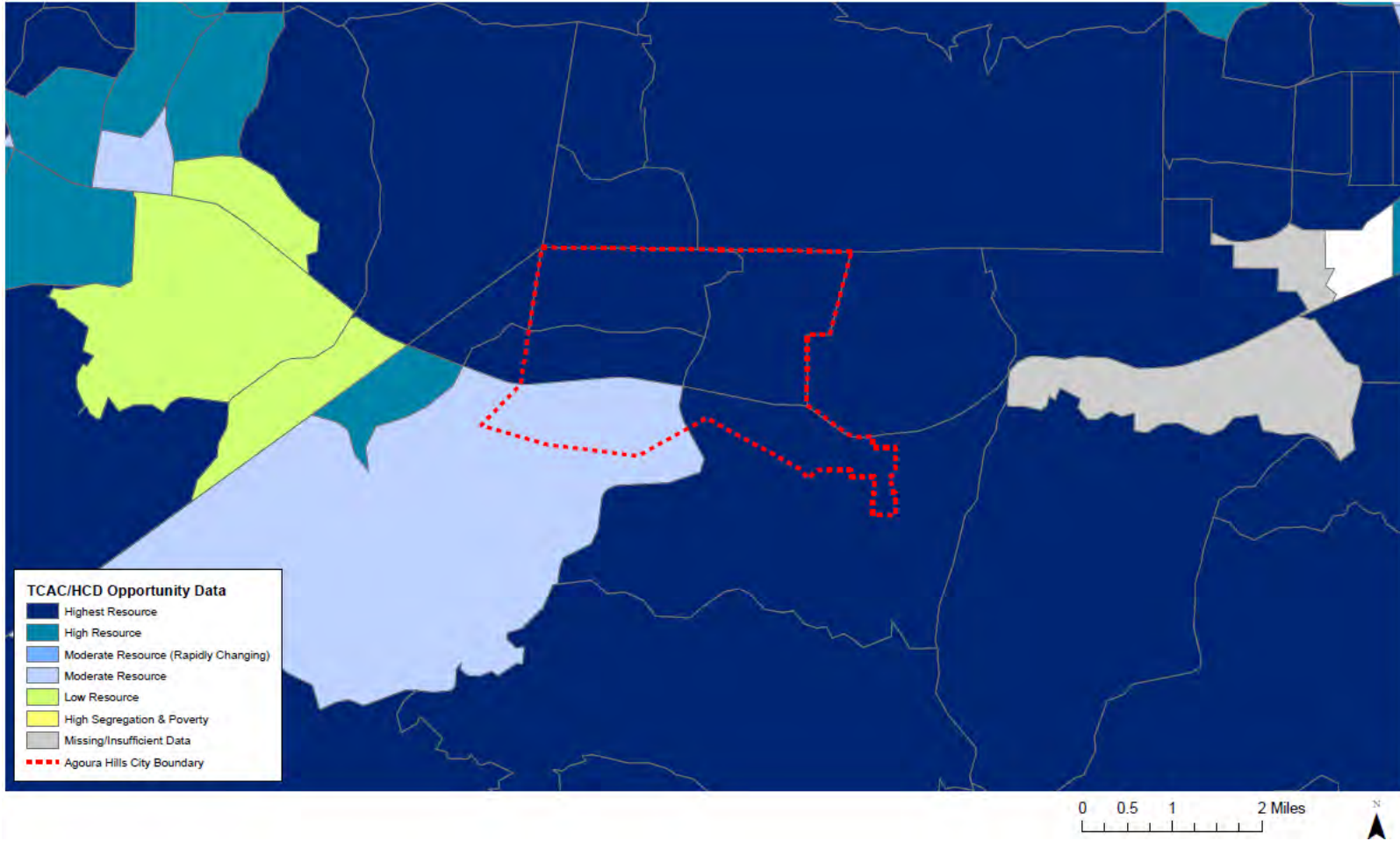


Table B-4: Resource Indicators by Census Tract

	Census Tract					Citywide
	8003.24*	8003.26*	8003.27	8003.29*	8003.32*	
TCAC Resource Level	Highest	<i>Moderate</i> ***	Highest	Highest	Highest	Moderate -Highest
TCAC Economic Index	78	77	58	70	79	58-79
TCAC Education Index	94	2***	95	93	94	2-94
TCAC Environmental Index**	87	83	82	76	95	76-95
Race/Ethnicity						
White	75%	75%	69%	79%	80%	75%
Hispanic	9%	9%	18%	8%	7%	11%
Asian/Pacific Islander	9%	8%	6%	9%	8%	8%
Black	4%	5%	4%	<1%	<1%	3%
Low Poverty Score	90	75	45	94	97	45-97
% of Population in Poverty	4%	3%	6%	7%	7%	3%-7%
% of Population that is Disabled	8.5%	9.1%	7.7%	9.2%	9.8%	9.2%
Transit Trips	71	73	69	61	69	61-73
Total #/ Type of Housing	2,468 units 97% single-family 3% multi-family	2,135 units 69% single-family 13% multi-family	2,308 units 65% single-family 35% multi-family	2,685 units 61% single-family 39% multi-family	2,268 units 98% single-family 2% multi-family	7,787 units 85% single-family 15% multi-family
Age of Housing Stock						
<30 yrs old	14%	21%	19%	28%	4%	11%
>30 yrs old	86%	79%	81%	72%	96%	89%
% Owner Households	86%	81%	54%	58%	92%	77%
% Renter Households	14%	19%	46%	42%	8%	23%

	Census Tract					Citywide
	8003.24*	8003.26*	8003.27	8003.29*	8003.32*	
% of Total Rental Units Affordable to ELI and VLI Households	0%	19%	3%	<1%	7%	0% - 19%
Overcrowding						
Owner	0%	0%	2%	1%	0%	<1%
Renter	0%	3%	11%	0%	7%	7%
Severe	0%	0%	0%	0%	0%	0%
Overpayment						
Owner	28%	39%	40%	49%	42%	41%
Renter	19%	22%	21%	13%	22%	22%
Severe	8%	25%	29%	49%	40%	27%
Land Uses	Single-family residential, multi-family residential, open space, commercial, commercial/mixed-use	Business park/ Manufacturing, commercial, Agoura Village SP, Ladyface Mountain SP	Single-family residential, multi-family residential, open space, business park, school, commercial, significant ecological area	Single-family residential, multi-family residential, open space, business park, Agoura Village SP, significant ecological area	Single-family residential, commercial, commercial/mixed-use, open space, school, park	Various

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping, HCD AFFH Data Tool, Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Agoura Hills Zoning Map, ACS 2014-2018.,

Note: *Tracts that cover areas outside of the Agoura Hills city boundaries.

**The Environmental Index is an inverse measurement to the Economic and Education Indexes. A low number means less exposure to environmental hazards (pollutants, etc.)

***A large portion of tract 8003.26 is outside of the Agoura Hills city boundaries. In addition, the census tract is located in the Las Virgenes Malibu Unified School District, which has high school proficiency scores. An inquiry was made to the Othering and Belonging Institute at the University of California, Berkeley. According to their response, the education score for this Tract is a compilation of three high schools, including two lower performing charter schools located in Thousand Oaks in Ventura County. (Samir Gambhir, Director, UC Berkeley Equity Metrics Program, Email message to Lori Parrington, October 1, 2021). It should also be noted that the HUD AFFH Data Table Number 7 (Demographics and School Proficiency) shows that the portion of tract 8003.26 in Agoura Hills (Block Group 1) has a school proficiency score of 89 out of a possible 100. As such, the education score and resulting “Moderate” Resource Opportunity score is not truly reflective of this portion of Agoura Hills.

1. Education

The County AI describes overall school proficiency in the Urban County Area in relation to race and ethnicity. White and Asian residents generally enjoyed greater access to proficient schools, particularly in Santa Monica and Glendora. Conversely, Hispanic and Black residents living in Palmdale, Inglewood, and Montebello lived among schools with the lowest levels of proficiency found anywhere in the service area. The range of values for the opportunity index in the service area was 56.3 value points (that is, the difference between the maximum value and the minimum value among the entitlements), indicating a moderate degree of variation among the race/ethnic groups. The largest concentration of low scores occurs near Downtown Los Angeles.

As shown on the Resource Indicators Table B-4, all the census tracts except one in Agoura Hills have school proficiency levels designated as high, with the index in the mid-90s. Tract 8003.26 in the southwest corner of the City has an education value of 2. As explained above, given that all of Agoura Hills is located in the Las Virgenes Unified School District with very high scores, and the HUD AFFH Data (Demographics and School Proficiency) shows that the portion of tract 8003.26 in Agoura Hills has a school proficiency score of 89, this low education score is not an accurate reflection of school quality in the area. An inquiry to the Program Director at UC Berkeley responsible for this data indicated that the education score for this tract is a compilation of three high schools, including two lower performing charter schools outside the school district in Thousand Oaks, which resulted in dragging down the education value.

The Southern California Association of Governments (SCAG) Local Profile of Agoura Hills shows that the K-12 public school enrollment in the City decreased by 418 students, or about eight percent, between 2000 and 2018. In 2018, approximately 4,800 students were enrolled in Agoura Hills public schools.⁵

Agoura Hills is served by the Las Virgenes Unified School District (LVUSD). The District also encompasses Calabasas, Hidden Hills and Westlake Village. According to the California Department of Education's School District Dashboard website (www.caschooldashboard.org), the District had 10,886 students enrolled in 2020. The racial/ethnic make-up is: 72 percent White, 12 percent Hispanic, 6 percent Asian/Pacific Islander, 5 percent two or more races and 2 percent African American. Approximately 12 percent of students come from socio-economically disadvantaged backgrounds, 5 percent are English learners and 11 percent are students with disabilities. Schools in the District exceed both the English Language Arts and Math State standards and the graduation rate is 93.9 percent.

2. Economic

The County AI shows the scores for the Urban County Area by race/ethnicity. For job proximity, the scores were similar for Whites, Black, and Asian/Pacific Islander while the score for Hispanics was slightly lower. However, for the labor market engagement, the index values were significantly higher for Whites and Asian/Pacific Islanders compared to African Americans and Hispanics. In Agoura Hills, the TCAC Economic index scores range from 58 to 79. The lowest index score (58) is for tract 8003.27. This tract, located in the northeastern portion of Agoura Hills, is located entirely in the City. A variety of retail and restaurants are north of the Ventura Freeway. It should also be noted that this tract has more exposure to poverty than other areas of the city, has one of the highest percentages of multi-family housing (35%) and has the highest Hispanic population in Agoura Hills (18%).

⁵ Southern California Association of Governments, 2019 Profile of the City of Agoura Hills, May 2019.

As described in the Needs Assessment of this Element, the Southern California Association of Governments' (SCAG) Demographics and Growth Forecast estimates there was a total of 13,600 jobs in Agoura Hills in 2016, and projects a 13 percent increase in Agoura Hills' employment by 2045, with 15,300 jobs⁶. SCAG's Local Profile for Agoura Hills lists jobs by various sectors in the City. As of 2017, professional and management was the largest employment sector at 32 percent, followed by education (15.6%), leisure (11.7%), and retail (11.2%). While the percentage of jobs in the professional, retail and construction sectors increased between 2007 and 2017, the manufacturing sector saw a decrease. Almost one-third of Agoura Hills's employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford live in the city. The Census documents that ninety-five percent of the 9,736 persons employed within Agoura Hills commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community's workforce.⁷

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. In Los Angeles County, higher job proximity scores are found along the major transportation corridors (including the 405, 10, 5, and 710 Freeways). In Agoura Hills, the job proximity scores range from 64 to 97, with the highest scores being located west of Kanan Road on either side of the Ventura Freeway.

In terms of labor market engagement, the HUD AFFH data tool shows Agoura Hills having relatively high labor market index scores ranging from 71 to 86. Tract 8003.27 has the lowest score (71) which, as mentioned earlier, has the highest percentage of Hispanic residents in the city. In terms of the County overall, the HUD data tool shows that higher labor market engagement is found in the northwest (including Agoura Hills), the San Gabriel Valley and along the coast. Lower engagement scores are found in the San Fernando Valley as well as the central/interior portions of the County including Downtown LA, Huntington Park, Compton and Carson.

3. Transportation

The HUD AFFH Data Tool shows transit trends for LA County. The majority of the County shows high transit trip scores, with the northwest area (bordering Ventura County) and areas such as Santa Clarita and Acton/Palmdale in the far north of the County having lower scores overall. Table B-4 shows the transit trip index for Agoura Hills, which ranges from 61 to 73 out of 100 by census tract. The City is served by a Los Angeles County Metro route (Line 161), which provides regional service for Westlake Village, Agoura Hills, Calabasas, Woodland Hills and Canoga Park. In addition, the Commuter Express provides service between Thousand Oaks, Agoura Hills, Hollywood and Downtown Los Angeles. The Dial-A-Ride program transports passengers within Agoura Hills as well as the surrounding unincorporated communities Monday through Friday. During the summer, there is a beach bus for residents to go to and from Zuma Beach in Malibu.

4. Environmental

The County AI outlines the Environmental Health Index, or potential exposure to harmful toxins at a neighborhood level. In general, those areas with the greatest exposure are located in most of the central, southern and eastern portions of the County. When looking at race and ethnicity, Whites have less exposure than other groups, while Hispanics generally have the highest exposure.

⁶ Southern California Association of Governments. Connect SoCal Demographics and Growth Forecast Technical Report. Adopted on May 7, 2020.

⁷ U.S. Census Bureau - 2017 OnTheMap Application. <http://onthemap.ces.census.gov/>

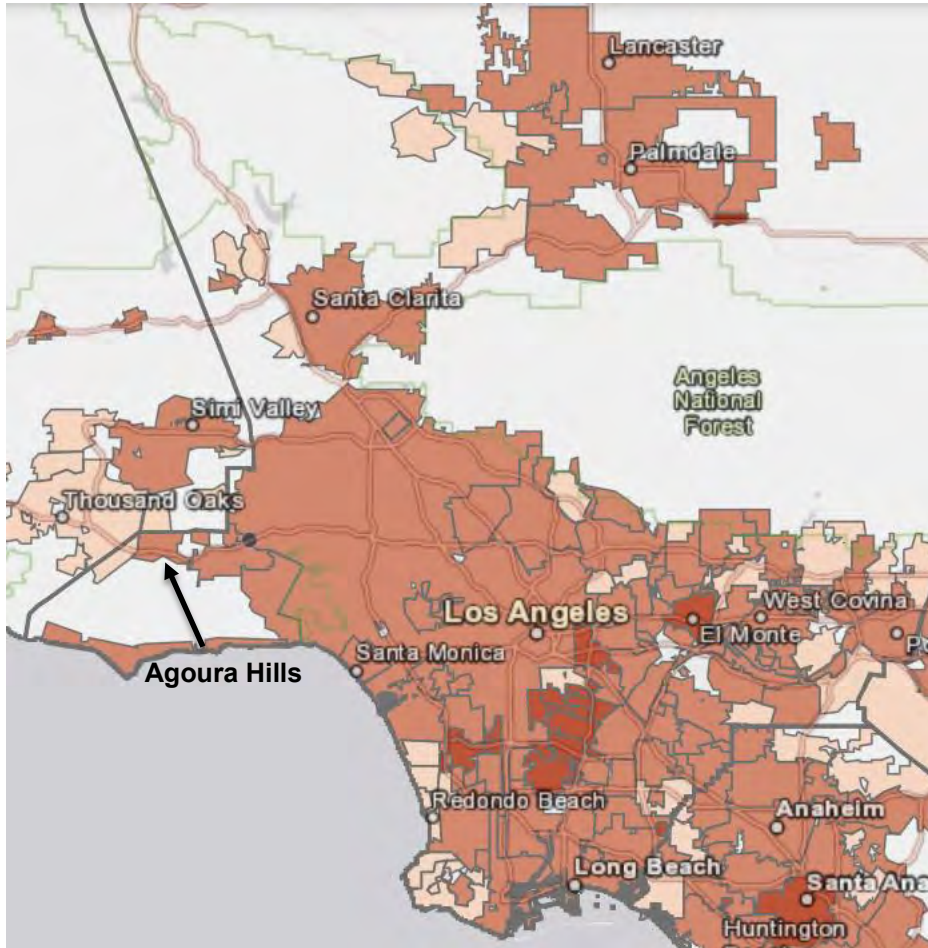
The index is based on CalEnviroScreen 3.0 indicators - such as Ozone, PM2.5, and drinking water contamination. Agoura Hills' census tracts have environmental indices ranging from 76 to 95, with the higher scoring tracts likely a reflection of noise and air pollution from the 101 Freeway. The Natural Resources and Community Services Element has been updated to include policies addressing air quality and housing sites near the Ventura Freeway. These policies include:

- Policy NR-7.5: Minimize Pollution to Residential Uses. Minimize pollution exposure of residential uses near the freeway and along major arterials, such as Kanan Road, Agoura Road west of Kanan Road, and Thousand Oaks Boulevard.
- Policy NR-7.6: Design That Promotes Ventilation Along Roadway Corridors. New multi-family housing projects in areas of high levels of localized air pollution shall be designed in consideration of the following components to assist in pollutant dispersion:
 - High efficiency filtration systems to achieve good indoor air quality
 - Buildings of varying heights, shapes, articulation and other design features to break up massing
 - Site design with open spaces between buildings to encourage air flow (e.g., outdoor landscaped or recreation spaces)
 - Vegetation, including trees and shrubs, selected and arranged for their ability to alter pollutant transport and dispersion
 - Consider the use of decoratively treated solid barriers and walls in conjunction with screening landscaping, where appropriate along freeway proximate properties, to increase the vertical dispersion of pollutants.

F. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

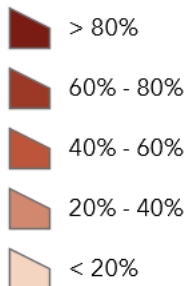
As described in the LA County AI, HUD identifies four discrete housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room and monthly housing costs (including utilities) exceeding 30 percent of monthly income. For the Los Angeles County Service Area, the following areas experience the greatest percentage of households with one or more housing problems: in and around Downtown Los Angeles (where the greatest concentration of R/ECAPs in the region are located); in the City of Long Beach; in southeast Los Angeles County, near Pomona; the area around San Fernando north of Los Angeles; and in north LA County near Lancaster and Palmdale. Figure B-13 is from HCD's AFFH Data Viewer tool and shows the percent of households with one or more severe housing problems in LA County. Severe housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.51 occupants per room and cost burden greater than 50 percent. As can be seen, a vast majority of the County has 20 to 40 percent of households experiencing at least one severe housing problem, with areas such as Hawthorne, Southgate and Compton experiencing higher percentages of severe housing problems. For Agoura Hills, 20 percent of households have at least one severe housing problem.

Figure B-13: Percent of All Households With Any of the Four Severe Housing Problems In Los Angeles County



 County Boundaries

Percent of all households with any of the 4 severe housing problems



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

1. Housing Vacancy

As described in the Needs Assessment, the vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of two percent for ownership housing is generally considered healthy while a vacancy rate of five percent for rental housing suggests that there is a balance between the supply and demand of housing. According to the 2014-2018 American Community Survey, the residential vacancy rate in Agoura Hills was 0.5 percent for ownership units, indicating a high pent-up demand for ownership housing in the City. Meanwhile, the rental vacancy rate was shown at 4.8 percent, indicating sufficient supply to meet rental demands.

2. Cost Burden/Housing Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. The 2014-18 American Community Survey data compiled by SCAG identifies 22 percent (366 households) of renters in Agoura Hills as spending between 30 and 50 percent of their total income on housing, with an additional 27 percent (445 households) spending more than half their income on housing. This level of severe overpayment has declined since 2010, when it measured at 34 percent for Agoura Hills' renters. Among owner households in Agoura Hills, 41 percent (1,884 households) were facing overpayment. Overpayment for both renters and owners is slightly lower than the County as a whole.

Among lower income renter households, overpayment is most pronounced. All renter households earning less than \$50,000 in Agoura Hills face severe overpayment and approximately 87 percent of households earning between \$50,000 and \$75,000 face either overpayment or severe overpayment.

3. Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Owner overcrowding in Agoura Hills is very low at zero percent for overcrowding and 0.4 percent for severe overcrowding. This is lower than the County's percentages, which are four percent and two percent, respectively.

Regarding renter overcrowding, seven percent of the City's households face overcrowding; however, no households experience severe overcrowding. These percentages are lower than the County's percentages (9% for overcrowding and 7% for severe overcrowding).

It should be noted that two census tracts in Agoura Hills do experience higher renter overcrowding than the rest of the City: For tract 8003.27, 11 percent of households faced overcrowding while seven percent of households in Tract 8003.32 experienced renter overcrowding.

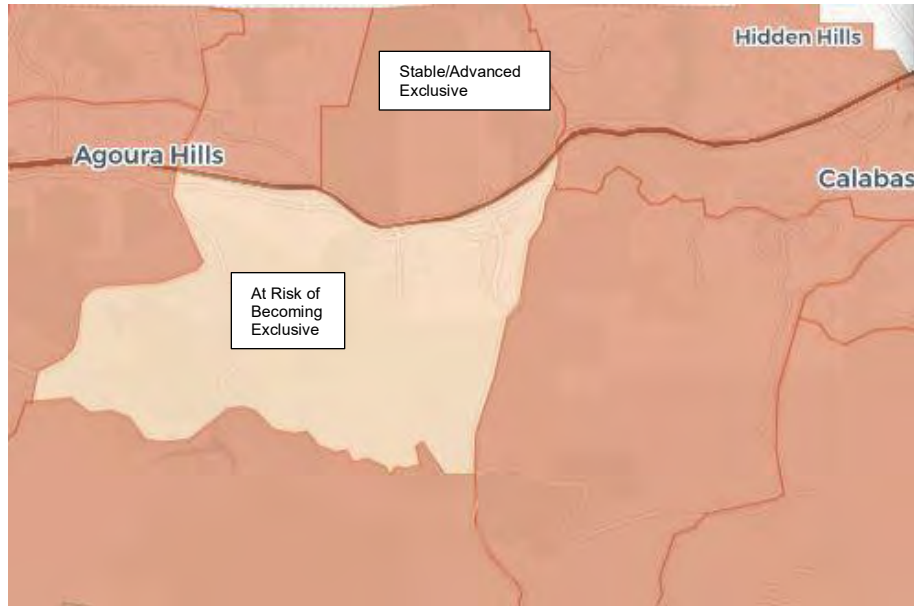
4. Displacement Risk

Agoura Hills does not currently have any rent restricted housing in its jurisdiction. While the regulatory agreement associated with the tax-exempt bond issue on Archstone Agoura Hills previously required the property owner to maintain 20 percent of the units for occupancy by low income tenants, the income restrictions on this project have long since expired. Future projects provided through the City’s Inclusionary Housing Ordinance and new Affordable Housing Overlay will carry minimum 55-year affordability covenants.

The Urban Displacement Project shows the census tracts throughout the County by level of displacement risk⁸. As shown on Figure B-14, the majority of Agoura Hills is considered stable/advanced exclusive meaning that housing is affordable to high or mixed high-income households only. census tract 8003.29 is considered “at risk of becoming exclusive”, with housing affordable to middle, high, mixed moderate and mixed high-income households (2018). Median rents in Agoura Hills exceed levels affordable to low and moderate income households.

⁸ Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

Figure B-14: Displacement Risk



MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> Low or mixed low-income tract in 2018
DISPLACEMENT RISK	<ul style="list-style-type: none"> Low or mixed low-income tract in 2018 Absolute loss of low-income households, 2000-2018
DISPLACEMENT RISK	<ul style="list-style-type: none"> Low-income or mixed low-income tract in 2018 Housing affordable to low or mixed low-income households in 2018 Didn't gentrify 1990-2000 OR 2000-2018 Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
EARLY/MID-LEVEL GENTRIFICATION	<ul style="list-style-type: none"> Low-income or mixed low-income tract in 2018 Housing affordable to moderate or mixed moderate-income households in 2018 Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 Gentrified in 1990-2000 or 2000-2018
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018 Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 Marginal change, increase, or rapid increase in housing costs Gentrified in 1990-2000 or 2000-2018

STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018 Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 Marginal change or increase in housing costs
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> Moderate, mixed moderate, mixed high, or high-income tract in 2018 Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 Rapid increase in housing costs Absolute loss of low-income households, 2000-2018 Declining low-income in-migration rate, 2012-2018 Median income higher in 2018 than in 2000
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> High-income tract in 2000 and 2018 Affordable to high or mixed high-income households in 2018 Marginal change, increase, or rapid increase in housing costs

Source: The Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org>.

5. Substandard Housing

The vast majority of housing in Agoura Hills is in good condition. However, as shown in Table B-4, almost ninety percent of the housing stock is more than 30 years old. Homes in the City's older neighborhoods are now approaching the age at which more significant improvements become necessary, such as new plumbing or roofing. The aging of such a large portion of the Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations typically relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas; few structural issues are present. The City's Building and Safety Department are effective in addressing housing and property maintenance issues

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Agoura Hills, the ACS identifies 90 occupied dwelling units as lacking kitchen facilities. These units represent 1.2 percent of the City's households. No occupied housing units were identified by the ACS as lacking complete plumbing. These percentages are lower than the County, where the substandard conditions affect approximately two percent of the housing stock (1.5 percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities).

6. Homelessness

Homelessness is a major issue in Los Angeles County. The County AI states that homelessness increased by 23 percent between 2016 and 2017 to 57,794 persons (pg. 476).

Due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many transitional homeless individuals or families, and the 2020 Los Angeles Point in Time Count identified two homeless persons in the City (Los Angeles Homeless Service Authority). In November 2020, according to City staff the number of homeless persons witnessed in the City was five. Most of these individuals are located around the city's two shopping centers.

In order to assist the homeless population, the City has a team that includes the Agoura Hills Deputy City Manager, the City's Public Safety Liaison Officer and the Homeless Coordinator from the Las Virgenes-Malibu Council of Governments (COG). This team works together to provide outreach and help homeless persons access services and the COG homeless coordinator visits areas of the city daily. The City has a log to keep track of cases and provide follow up if needed. Agoura Hills residents can use the community mobile app SeeClickFix to notify City staff of the presence of homeless individuals.

A variety of services are available through Los Angeles County, including the Los Angeles Homeless Services Authority (LAHSA). LAHSA has created the Los Angeles Homeless Outreach Portal (LA-HOP), which is designed to assist people experiencing homelessness in LA County with outreach services. Los Angeles Family Housing, located in North Hollywood, provides services including: outreach, housing placement assistance and a variety of supportive services.

One of Los Angeles County's largest social services agencies, The People Concern, provides a fully integrated system of care – including mental and medical health care, substance abuse services, and permanent supportive housing – tailored to the unique needs of homeless individuals, survivors of domestic violence, challenged youth, and others who have nowhere else to turn.

Other service providers in the Conejo Valley include Lutheran Social Services and Harbor House. The City's website has information and links to a variety of homeless assistance resources, including LA Family Housing, Village Family Service (for youth aged 14-24), LA-HOP and The People Concern. The City's website also includes a virtual brochure about homelessness that was created by the member cities of the Las Virgenes-Malibu Council of Governments.

7. Local Knowledge

Neighborhood Development and Housing

Agoura Hills' housing stock is comprised primarily of single-family residential (85%), with multi-family making up the remaining 15 percent of housing units. Commercial areas are in close proximity to the Ventura Freeway. Many areas of the City consist of steep slopes and County designated Significant Ecological Areas (SEAs), and therefore development is restricted.

As described in the Housing Resources section of this Element, Agoura Hills contains approximately 2,000 acres of undeveloped land, including large acreages of unspoiled hillsides. However, the vast majority of this land is restricted open space, subject to a variety of environmental and infrastructure constraints that preclude housing development, including steep slopes and significant ecological areas (SEAs). Approximately two-thirds of the land area of the City is within the Very High Fire Hazard Severity zone (VHFHSZ) identified by CAL FIRE. The entire portion of the City south of U.S. Highway 101 is in the VHFHSZ.

As a maturing community, remaining sites for residential infill in Agoura Hills are limited. The following areas have been designated as future development sites with the city:

- The City's 2035 General Plan established a new Planned Development district (Subarea 5), informally known as the "North Agoura Road Planning Area," where mixed use development is desired. The General Plan defines this area as a future Mixed Use Center, "providing for a mix of commercial and residential uses and development densities to provide economic value." The General Plan provides for an estimated 72 units⁹ within the North Agoura Road Planning Area (Subarea 5), subject to preparation of a specific regulatory planning document to address the feasibility of housing in this location and to establish specific development standards;
- In June 2006, after a multi-year public participation and planning process, City Council adopted the Agoura Village Specific Plan, providing significant additional capacity for residential development in an area previously designated for commercial use. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mix of residential, commercial, office and entertainment uses. Residential development is limited to

⁹ The EIR for the Agoura Hills General Plan estimates development of 72 units within the west of Kanan/north of Agoura Planned Development District.

different types of attached multi-family development, such as apartment and condominiums. a maximum number of dwelling units is defined by the Specific Plan for each specific plan zone. These dwelling unit caps were developed based on an evaluation of the most likely areas for residential development within each zone.

- More than one-third of the land in Agoura Hills is designated open space. Due to the topography and environmental constraints in and around Agoura Hills, development is focused in clusters and main corridors. The Ventura Freeway serves as a focus for the commercial and business uses in the City. The Hillside Management and Grading ordinances help to protect both the surrounding natural areas as well as the community.

Infrastructure and Accessibility Improvements

Every year the City completes a Concrete Rehabilitation Project and a Pavement Rehabilitation Project. Both projects may include ADA ramp improvements within City right-of-way (sidewalks).

Additionally, Capital Improvement Projects (CIP) usually include ADA improvements. For example, in the last and current fiscal years, the City has worked on the following CIP:

- Palo Comado Interchange (ADA accessibility included)
- Roadside Bridge Widening (ADA accessibility included)

Other CIP Projects completed recently and currently under construction include:

- Forest Cove Park Rehabilitation and Maintenance Project (CDBG funded – Completed FY 2020/21)
- Sumac Park Restroom Rehabilitation Project (currently under construction)
- Recreation & Event Center Outdoor Accessibility Project (CDBG funded – currently out to bid for construction)

Future CIP which will include ADA improvements include the Park Restrooms located at the Kanan/Agoura Intersection.

Zoning Provisions and Project Processing

The following lists recent Zoning Code amendments that the City has undertaken to update standards related to affordable housing:

- In 2014, Ordinance 14-409 was adopted by the Agoura Hills City Council establishing a Mixed Use Overlay District. This overlay is applied to specific parcels designated Planned Office and Manufacturing that are located between Highway 101 and Agoura Road, west of Kanan Road. The purpose of the overlay is to provide a limited number of multi-family dwellings allowed conditionally to support the other land uses as part of a mixed use project. The allowable density is between 15 and 25 dwelling units per acre.

- Section 9133 of the Municipal Code outlines the City's inclusionary housing requirements and was updated in 2018. These requirements apply to all new residential development with 10 or more units.
- Section 9674 of Agoura Hills' Municipal Code sets forth the City's density bonus incentives consistent with Government Code Sections 65915 through 65918.
- In 2020 the City adopted an urgency ordinance to comply with changes in State law (Section 9283 of the Municipal Code) for Accessory Dwelling Units (ADUs), and adopted a permanent ordinance in August 2021.
- In January 2012, the City Council adopted Ordinance No. 11-393, the Reasonable Accommodation Ordinance, consistent with federal and state laws regarding providing reasonable accommodation to persons with disabilities.
- The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Agoura Hills accommodates most accessibility modifications through issuance of a simple remodel permit. Required accessible features (e.g., guardrail, ramp) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. More significant accessibility modifications, such as a ramp with several switchbacks visible from the public sidewalk, may require a general site plan for Planning and Community Development Department staff to review the project's aesthetics.
- The City's Zoning Ordinance specifies that the Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, and the proportion of covered spaces by 50 percent to the extent senior housing is provided for lower and moderate income households. The Planning Commission also maintains the discretion to reduce parking requirements for projects with unusual circumstances that warrant a reduction in the City's standard parking requirements.

Currently, the Agoura Hills Municipal Code contains objective standards, but also subjective standards and guidelines that need to be identified and revised. The City is using a portion of the awarded SB 2 grant funds to develop a streamlined review process for projects that meet certain affordability requirements (Per SB 35). The modifications and changes of the Agoura Hills Municipal Code will help refine design standards, revise subjective standards, and clarify the SB 35 application process for applicants, all of which would contribute to housing production.

Agoura Hills was recently awarded grant funds as part of the State's Local Early Action Planning (LEAP) Grant Program. A portion of these funds is being used to update the General Plan for consistency with the updated Housing Element.

PART 3. SITES INVENTORY

1. Proposed Sites

Figure B-15 shows the sites inventory for this RHNA cycle, and the distribution of sites in Agoura Hills. As described in the Housing Element (Section V.B), Agoura Hills' sites inventory consists of the following components:

- Rezoning and Affordable Housing Overlay (including for sites located in the Agoura Village Specific Plan)
- Accessory Dwelling Units

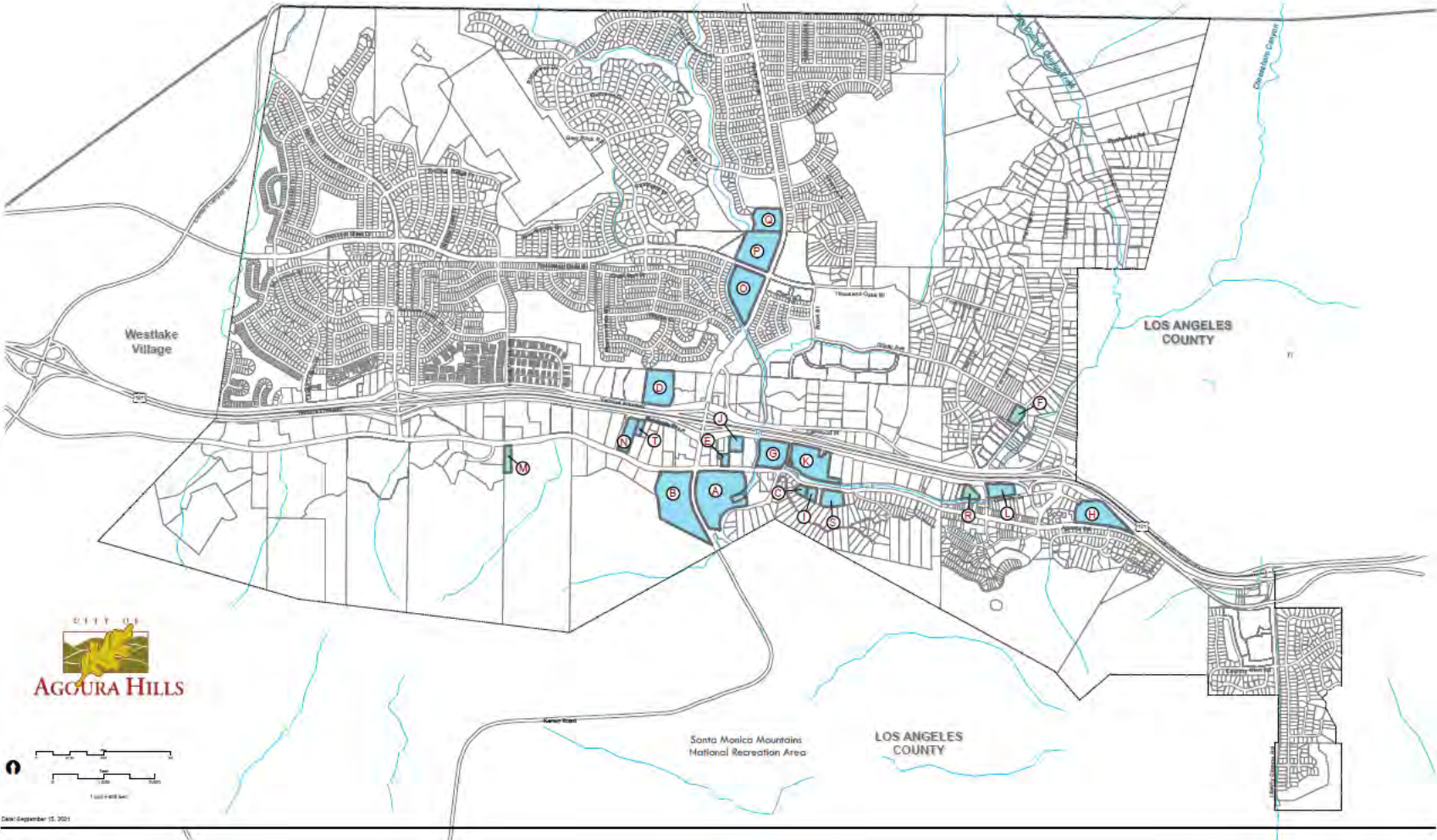
A brief description of each of these components is provided below. Table B-5 compares Agoura Hills' RHNA for new units with the City's aggregate residential sites inventory. As shown, Agoura Hills has provided more than adequate sites to fulfill its regional housing needs by income category.

Table B-5: Comparison of Sites Inventory with Regional Housing Growth Need (RHNA)

Income Group	Minimum Density Guidelines	Affordable Housing Overlay Opportunity Sites	Accessory Dwelling Units	Total Unit Potential	RHNA
Very Low	20 du/acre	140	14	154	127
Low		140	34	174	72
Moderate	20 du/acre	0	5	5	55
Above Moderate	15 du/acre	1,111	27	1,138	64
Total		1,391	80	1,471	318

Note: While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units may be applied towards moderate income.

Figure B-15: Agoura Hills Sites Inventory



Rezoning of Opportunity Sites

As shown on Figure B-15, the sites inventory includes twenty sites throughout Agoura Hills, in contrast to the current 5th cycle Housing Element where all sites were located within the Agoura Village Specific Plan. Implementation of the Housing Element will result in rezoning these twenty sites so that housing, or in the case of sites already residentially zoned, increased housing density can be achieved. The seven sites located within the Agoura Village Specific Plan (AVSP Planned Development Zone) would continue to have a base density of 20 dwelling units per acre (Sites A, B, C, E, G, J and K), and would allow commercial use in addition to the residential density. The three shopping center sites (Sites O, P, Q) would maintain the current CS-MU (Commercial Shopping Center Mixed Use) zoning, but would increase the permitted density to 15 units per acre and allow both horizontal and vertical mixed use. The remaining ten sites would be rezoned Residential Medium Density (RM, 6-15 dwelling units per acre).

Affordable Housing Overlay Zone

In order to increase the production of affordable housing beyond what is allowed under the base zoning, the City intends to apply an Affordable Housing Overlay zone (Overlay) to all 20 sites identified on the sites inventory. The density permitted as part of the Overlay will be a minimum of 20 dwelling units per acre and a maximum of 25 dwelling units per acre, with projects eligible for additional densities and incentives/concessions under state density bonus law. A developer would need to provide at least 20 percent of the total units for very low and low income households (10% each for very low and low) and affordable units must be built on-site. Applicants opting to build under the Overlay would be eligible for by right processing, in contrast to discretionary review procedures required for development under the base zoning district.

Three separate sets of Overlay design and development standards will be created: one for the sites within the AVSP, one for the three shopping center sites, and one for sites to be redesignated Residential Medium Density. The standards would reflect the special characteristics of that part of the City.

Accessory Dwelling Units

Since 2018, Agoura Hills has issued building permits for 17 ADUs, with 8 permits issued during the first nine months of 2021 alone. The City recognizes the benefit ADUs can offer in providing modestly priced housing within existing neighborhoods for family members, elderly, in-home health care providers, persons with disabilities and others. In addition, homeowners who add an ADU can benefit from added rental income and an increased sense of security. As a cost-effective alternative for producing housing units, the City hopes ADUs will contribute to the overall housing inventory. Agoura Hills is using a portion of its State SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building ADUs. The guide will include prototypes and a submittal checklist for homeowners to aid in the ADU development process. The City will also be working with a firm to establish a local ADU calculator to estimate construction costs and rents that it will add to its ADU webpage to assist homeowners in evaluating the financial implications of developing an ADU.

2. Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix. The sites inventory aims to distribute multi-family development throughout Agoura Hills, thereby increasing housing opportunities for various income levels.

Improved Conditions:

- The spacial analysis showed that mixed-income sites are located throughout the City and are not concentrated in one area. Also, the southeast portion of the City (east of Kanan Rd and south of the Ventura Freeway) has the lowest median income (\$87,100). The sites inventory includes several locations in this area, providing opportunities for a mix of market rate and affordable housing.
- Census tract 8003.29 is considered “at risk of becoming exclusive”, with housing affordable to middle, high, mixed moderate and mixed high-income households (2018). The four sites located in this area are all designated with the Affordable Housing Overlay (AHO), and their development under the AHO would provide housing options for existing modest income residents to stay in the area.

Segregation and Integration:

- The sites inventory offers a variety of affordable housing opportunities throughout the high resource areas in the community where development is not constrained by topographic or other environmental constraints.
- Four of the sites are located in the central-north portion of Agoura Hills, which currently has the lowest percentage of multi-family housing in the city. These sites total approximately 13 net acres.

Racially or Ethnically Concentrated Areas of Influence:

- Accessory dwelling units provide opportunities to integrate affordable units in areas of the city that have development constraints due to topography, wildfire zones and other environmental constraints.
- As described earlier in this appendix, while the overall median income in Agoura Hills is higher than the County, the median income among whites is only two percent higher than the Agoura Hills population as a whole. The group with the highest median income in Agoura Hills is the Asian population (\$129,234). In contrast, the Black population in Agoura Hills has a median income of \$102,563 while the Hispanic population has a median income of \$78,935.
- The southeast portion of the City (east of Kanan Rd and south of the Ventura Freeway) has the lowest median income (\$87,100). The sites inventory includes several locations in this area, providing opportunities for a mix of market rate and affordable housing.

Access to Opportunity:

- The Affordable Housing Overlay provides an opportunity for development without the requirement for a General Plan amendment or zone change, thereby removing governmental constraints. It incentivizes very-low and low-income housing development.
- The residential/commercial mixed-use opportunity sites will provide economic opportunities for Agoura Hills residents with new businesses locating in the city.

Disproportionate Housing Needs and Displacement Risk:

- Several of the sites are located in census tracts considered “at risk of becoming exclusive”, meaning new development could cause gentrification (see Figure B-14). Projects that integrate affordable housing, developed either through the Affordable Housing Overlay or under the City’s Inclusionary Housing requirements, will provide opportunities for existing residents to stay in the area.
- Sites are distributed among census tracts with less than 25% low/moderate income households, and between 25-50% low/moderate income households. Just one site is located in the census tract identified as having between 50-75% low/moderate income households (see Figure B-11).

PART 4. IDENTIFICATION OF CONTRIBUTING FACTORS

Through the analysis in this appendix, several items have been identified as contributing factors to fair housing issues in Agoura Hills.

Fair Housing Outreach to Lower Income Residents (Housing Mobility/Displacement)

As shown in the fair housing section presented in Part 1, extremely low income residents face housing issues at a greater rate than others in the City. While the City has less than ten percent of residents living below the poverty level, 62 percent of fair housing inquiries were made by extremely low income households (62%) to The Housing Rights Center.

Contributing Factors:

- Lower income residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.
- Outreach is needed in a variety of formats
- Additional resources need to be made available to the public

Affordable Housing Options Throughout Agoura Hills (Place Based Strategies, New Opportunities)

The Housing Element sites inventory includes the development of a new Affordable Housing Overlay (Overlay) that would be applied to all 20 sites identified on the inventory. The density permitted as part of the Overlay will be a minimum of 20 dwelling units per acre and a maximum of 25 dwelling units per acre, with projects eligible for additional densities and incentives/concessions under state density bonus law. A developer would need to provide at least 20 percent of the total units for very low and low income households (10% each for very low and low) and units must be built on-site. Applicants opting to build under the Overlay would be eligible for by right processing, in contrast to discretionary review procedures required for development under the base zoning district.

In addition to the Overlay, this Housing Element encourages the development of ADUs in the City. ADUs can offer modestly priced housing within existing neighborhoods, particularly areas that have topographical constraints.

Contributing Factors:

- High levels of overpayment
- Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive or at risk of becoming exclusive (as shown on the Displacement Map – Figure B-14)).

Removal of Subjective Standards in the Agoura Hills' Zoning Code (New Opportunities)

Currently, the Agoura Hills Municipal Code contains objective standards, but also subjective standards and guidelines that need to be identified and revised. The City is going to use a portion of the awarded SB 2 grant funds to develop a streamlined review process and objective design standards for projects that meet certain affordability requirements (Per SB 35). The modifications

and changes to the Agoura Hills Municipal Code will help refine design standards , revise subjective standards, and clarify the SB 35 application process for applicants and contribute to housing production.

In addition, the Affordable Housing Overlay (Overlay) provides an opportunity for development without the requirement for a General Plan amendment or zone change, thereby removing governmental constraints. A developer would need to provide at least 20 percent of the total units for very low and low income households (10% each for very low and low) and units must be built on-site. Applicants opting to build under the Overlay would be eligible for by right processing, in contrast to discretionary review procedures required for development under the base zoning district.

As a cost-effective alternative for producing housing units, the City hopes ADUs will contribute to the overall housing inventory. Agoura Hills plans on using a portion of its State SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building ADUs. The guide will include prototypes and a submittal checklist for homeowners to understand the ADU development process.

Contributing Factors:

- Certain Zoning Code standards

PART 5. GOALS AND ACTIONS

The biggest fair housing issues facing Agoura Hills are: fair housing outreach to lower income residents, affordable housing options throughout Agoura Hills and removal of subjective standards in the Agoura Hills' Zoning Code. Table B-6 connects fair housing issues with the corresponding contributing factors and the meaningful actions Agoura Hills can take to address them.

Table B-6: Agoura Hills Fair Housing Issues and Meaningful Actions

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p>A. Fair Housing Outreach to Lower Income Residents (<i>Housing Mobility/Displacement</i>)</p>	<ul style="list-style-type: none"> • Lower income residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall. • Outreach is needed in a variety of formats. • Additional resources need to be made available to the public. 	<p>Medium</p>	<ul style="list-style-type: none"> • Continue the Fair Housing Program, including directing inquiries to the Housing Rights Center (HE Program 16). • At least twice during the Housing Element Cycle (2023 and 2026) work with The Housing Rights Center (HRC) to contact landlords of affordable multifamily complexes and provide fair housing information and assistance. Focused effort should be made in census tract 8003.27. • In 2023 and 2026, conduct a public information session before City Council with the HRC or similar group on fair housing issues and ways the City can help to further fair housing resources. • By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook. <p><i>Planning and Community Development Department</i></p>
<p>B. Affordable Housing Options Throughout Agoura Hills (<i>Place Based Strategies/New Opportunities</i>)</p>	<ul style="list-style-type: none"> • High levels of overpayment • High rents 	<p>High</p>	<ul style="list-style-type: none"> • Support the development of affordable housing throughout Agoura Hills through the Affordable Housing Overlay (HE Program 9). Reach out to local housing nonprofits

Fair Housing Issue	Contributing Factors	Priority Level	Action
	<ul style="list-style-type: none"> Availability of affordable housing in all areas of the City, including those where rents and sales prices have become exclusive or at risk of becoming exclusive (as shown on the Displacement Map – Figure B-14) 		<p>during the development of the design standards for the Overlay areas for input.</p> <ul style="list-style-type: none"> Create pre-approvable ADU prototypes in 2023 (HE Program 11a). Reach out to local housing nonprofits and other interested parties during the development of the ADU guide and prototypes for feedback. Develop a public information campaign, using data and graphics from the HE, to illustrate quality multi-family and mixed income housing options. (2023). In compliance with SB 9, adopt an ordinance allowing duplexes to be constructed in single-family zones. Support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element. Add additional information and resources, such as County assistance as they become available to the City's Affordable Housing webpage. <p><i>Planning and Community Development Department</i></p>
<p>C. Removal of Subjective Standards in the Agoura Hills' Zoning Code (<i>New Opportunities</i>)</p>	<ul style="list-style-type: none"> Certain Zoning Code standards 	<p>High</p>	<ul style="list-style-type: none"> Include outreach to the public and interested groups during the development of a streamlined review process, including objective design standards (HE Program 13).

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<i>Planning and Community Development Department</i>

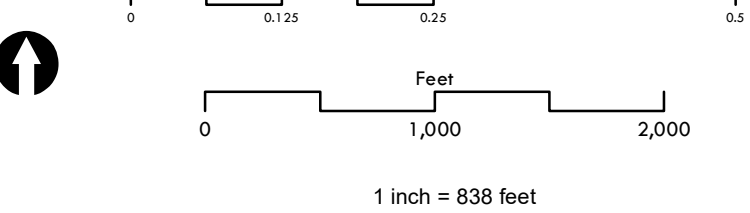
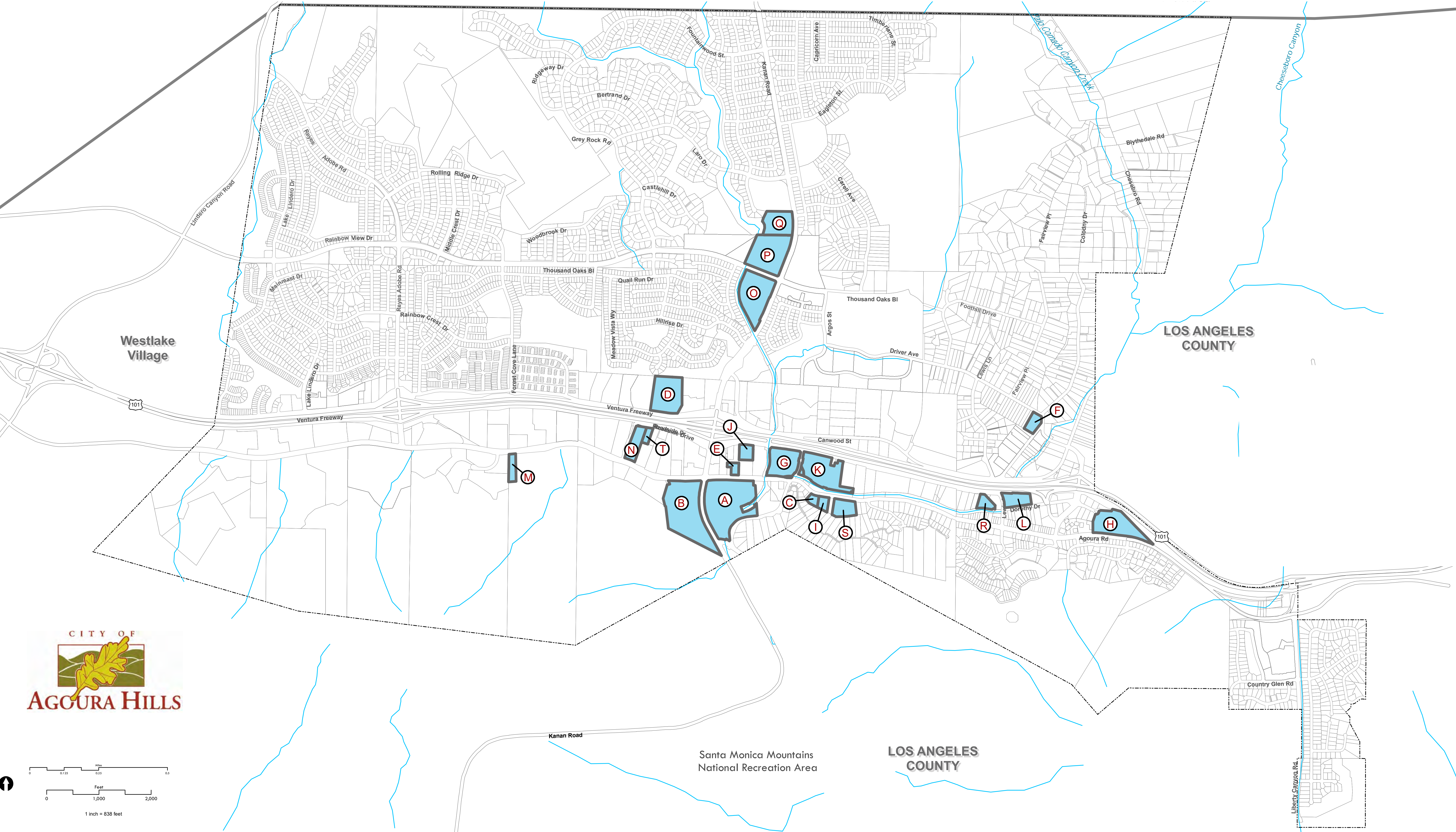
Appendix C

Housing Element Sites Inventory

Housing Element Opportunity Sites

Site No.	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Net Unit Potential
A	The AVE Project SW corner Agoura/Kanan Rds	12.37	AVSP	AHO	207
B	The West Village Project SW corner Agoura/Kanan Rds	7.37	AVSP	AHO	124
C	AN Investments 28902 Agoura Rd	0.87	AVSP	AHO	15
D	Clear Vista Project Canwood St, west of Kanan Rd	8.37	BP-OR	RM-15 w/h AHO	140
E	Moore N side Agoura Rd, AVSP Zone A	0.9	AVSP	AHO	15
F	SW corner Colodny Dr/Driver Ave	1.76	RL	RM-15 w/h AHO	33
G	Regency Theater Center 29045 Agoura Rd	6.24	AVSP	AHO	104
H	Dorothy Drive Agoura Rd, east of Chesebro Rd	7.92	BP-OR	RM-15 w/h AHO	99
I	Village Development South on Agoura Rd, east of Cornell Rd	1.2	AVSP	AHO	25
J	Roadside Lumber 29112 & 29130 Roadside Dr	1.76	AVSP	AHO	29
K	Whizin's Center 28912 Agoura Rd	10.0	AVSP	AHO	167
L	Plant Nursery and Adjacent Parcels 28263 Dorothy Dr	2.58	CRS	RM-15 w/h AHO	50
M	Principe Parcel Agoura Rd, east of Ladyface Ct	1.65	PD	RM-15 w/h AHO	30
N	Patagonia Parcel 29360 Roadside Dr	3.06	POM	RM-15 w/h AHO	77
O	Agoura Meadows Shopping Center 5675 Kanan Rd	8.05	CS-MU	AHO	67
P	Twin Oaks Shopping Center 5801 Kanan Rd	8.8	CS-MU	AHO	73
Q	Agoura City Mall Shopping Center 5801 Kanan Rd	5.7	CS-MU	AHO	48
R	Roadside Dr west of Lewis Rd	1.6	CRS	RM-15 w/h AHO	29
S	Reganathan Parcels Agoura Rd east of Cornell Rd	2.2	BP-OR	RM-15 w/h AHO	50
T	Roadside Dr east of Roadside Rd	0.87	POM	RM-15 w/h AHO	22
Total Opportunity Sites					1,401

CITY OF AGOURA HILLS PROPOSED HOUSING SITE DIAGRAM



Date: September 15, 2021



SITE A: SE CORNER AOURA AND KANAN ROADS

Location:	SE Corner of Agoura/Kanan Roads	Gross Acres:	12.37 ¹
AIN:	2061-031-020	Net Acres for Residential:	8.29 ²
		Proposed Zoning:	AHO 25 du/acre
Zoning	PD (Agoura Village Specific Plan)	Unit Capacity:	207 units
General Plan:	PD (Agoura Village Specific Plan)	Affordable Units:	40 lower income
Current Use:	Vacant	Counted in Prior Cycle:	4 th & 5 th

Development application previously submitted for mixed-use development project including 118 rental residential townhomes and apartments, retail, restaurant, office and hotel. Project denied due to inconsistencies with development standards in the AVSP. Property owner remains interested in development.

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Owner interest in development ▪ Good access from two major roadways ▪ Near services and jobs 	<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone ▪ Oak trees on southern portion of site

¹ Gross acreage excludes open space areas to south in AVSP zone G

² Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.



SITE B: THE WEST VILLAGE PROJECT

Location:	SW Corner of Agoura/Kanan Rds.	Gross Acres:	7.37 ¹
AIN:	2061-032-21, -022 & -028	Net Acres:	4.94 ²
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	124 units
Current Use:	Vacant	Affordable Units:	24 lower income
		Counted in Prior Cycle:	4 th & 5 th

Active development application for mixed-use project with residential apartments, retail, restaurant, and office in Zone B of AVSP. Requesting density bonus.

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Owner interest in development ▪ Good access from two major roadways ▪ Near services and jobs 	<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone ▪ Oak trees

¹ Gross acreage excludes open space areas to south in AVSP zone G.

² Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.



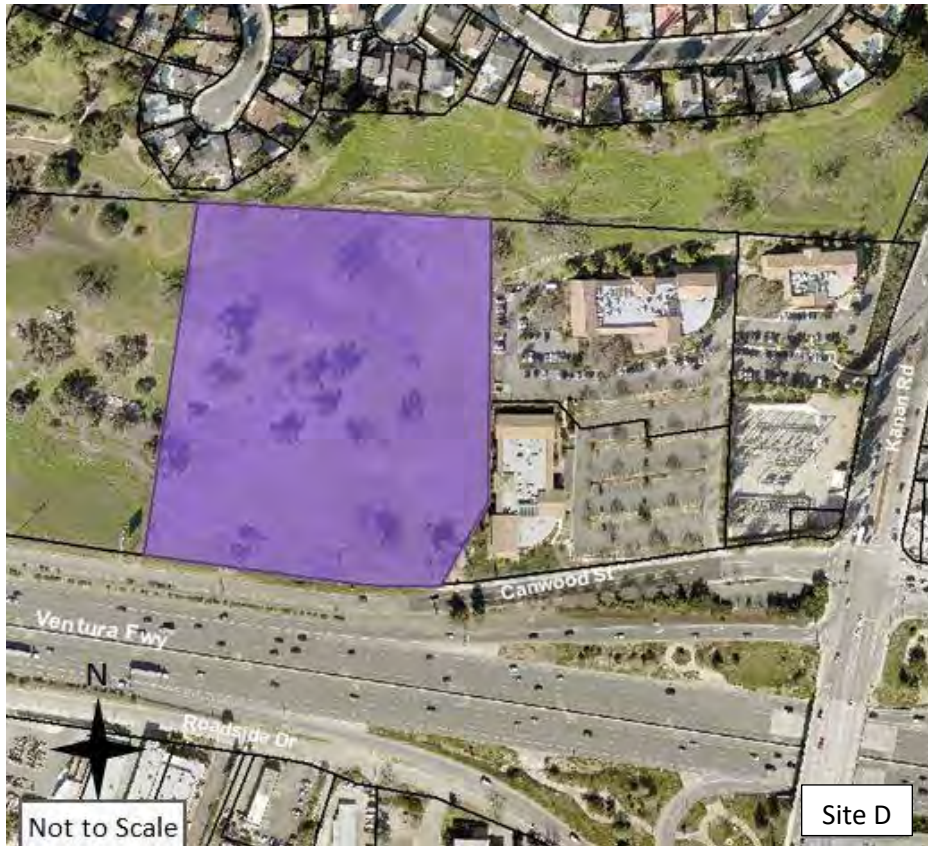
SITE C: AN INVESTMENTS

Location:	28902 Agoura Road	Gross Acres:	0.87
AINs:	2061-029-005 & -006	Net Acres:	0.58 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	14 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 th & 5 th

Active development application for mixed-use project with residential apartments, and minor retail and restaurant in Zone E of AVSP.

Opportunities	Constraints
Owner interest in development	Very High Fire Hazard Severity Zone
Good access	Oak trees
Near services and jobs	Steep slope

¹ Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.



SITE D: CLEAR VISTA PROJECT

Location:	Canwood St., west of Kanan Rd.	Gross Acres:	8.37
AIN:	2053-001-004	Net Acres:	5.58 ¹
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	140 units
Current Use:	Vacant	Affordable Units:	28 lower income
		Counted in Prior Cycle:	No

Proposed mixed-use project with residential apartments, and minor resident-supporting retail and restaurant. City Council pre-screen review (April 2021) with formal application pending.

Opportunities		Constraints	
▪ Owner interest in development	▪ Outside Very High Fire Hazard Severity Zone	▪ Hillside parcel	▪ Oak trees
▪ Good access	▪ Near services and jobs		

¹ Net acreage reduced to 66% of gross to reflect presence of oak trees and steep slope on portion of parcel.



SITE E: MOORE/NORTH SIDE OF AGOURA ROAD

Location:	Agoura Road in Zone A North	Gross Acres:	0.9
AIN:	2061-006-038	Net Acres:	0.6 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	15 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 th & 5 th

Initial discussions with owner/developer for a mixed-use project with residential apartments, and minor retail and restaurant with underground parking. "Concept application" per Agoura Village Development Permit process submitted to City and being reviewed. Formal application to follow.

Opportunities		Constraints	
<ul style="list-style-type: none"> ▪ Flat site ▪ Property owner interest in development ▪ Minimal environmental constraints ▪ Good access ▪ Near services and jobs 		<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone 	

¹ Net acreage reduced to 66% of gross to reflect potential for mixed use.



SITE F: COLODNY DRIVE			
Location:	SW corner Colodny Dr./Driver Ave.	Gross Acres:	1.76
AINs:	2055-005-904, -903, & -902	Net Acres:	1.32 ¹
Zoning	Residential Low Density-Old Agoura-Equestrian (RL-OA-EQ)	Proposed Zoning:	RM-15 w/h AHO 25 du/acre
General Plan:	RL	Unit Capacity:	33 units
Current Use:	Vacant	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No
<i>City proposed multi-family residential project. Application not yet submitted.</i>			
Opportunities		Constraints	
<ul style="list-style-type: none"> ▪ City owned site ▪ Good access ▪ Adjacent to multi-family and single-family residential sites 		<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone ▪ Oak Trees ▪ Gentle slope 	
¹ Net acreage reduced to 66% of gross to reflect presence of oak trees and slope.			



SITE G: REGENCY THEATER CENTER

Location:	29045 Agoura Road	Gross Acres:	6.24
AIN:	2061-006-044	Net Acres:	4.15 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	104 units
Current Use:	Developed with theater, retail, restaurant	Affordable Units:	21 lower income
		Counted in Prior Cycle:	No

Initial discussions with owner to demolish existing uses and construct up to 200 apartments.

Opportunities

- Flat parcel
- Large underutilized parking areas
- Low improvement-to-land value 0.43
- Buildings > 30 years old (1990)
- Adjacent to residential sites
- Minimal environmental constraints

Constraints

- Very High Fire Hazard Severity Zone
- Oak trees

¹ Net acreage reduced to 66% of gross to reflect potential for mixed use and presence of oak trees.



SITE H: DOROTHY DRIVE

Location:	Agoura Rd., east of Chesebro Rd.	Gross Acres:	7.92
AINs:	2061-013-024, -025, -005, -004, -003, -002, -001, -049, -039, -036	Net Acres:	3.96 ¹
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	99 units
Current Use:	Vacant	Affordable Units:	20 lower income
		Counted Prior Cycle:	No

Initial discussions with owner regarding residential development. Pre-Screen Review with City Council (June 2021), formal development application not yet submitted.

Opportunities		Constraints	
▪ Owner interest in development (single owner)	▪ Adjacent to residential sites	▪ Very High Fire Hazard Severity Zone	▪ Oak trees
▪ Good access			

¹ Net acreage reduced to 50% of gross to reflect irregular shaped parcel, oak trees and slope.



SITE I: VILLAGE DEVELOPMENT

Location:	South on Agoura Road, east of Cornell Road	Gross Acres:	1.2
AINs:	2061-029-003 & -004	Net Acres:	1.0 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	25 units
Current Use:	Vacant	Affordable Units:	5 lower income
		Counted in Prior Cycle:	4 th & 5 th

Application submitted for mixed-use residential with minor retail/restaurant in Zone E of AVSP several years ago, but application has since been closed. No recent discussions with owner.

Opportunities		Constraints	
<ul style="list-style-type: none"> ▪ Good site access ▪ Near services and jobs ▪ Single owner 		<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone ▪ Gentle slope ▪ A few oak trees 	

¹ Net acreage reduced to 83% of gross to reflect potential for gentle slope on southern portion of site and presence of a limited number of oak trees.



SITE J: ROADSIDE LUMBER

Location:	29112 & 29130 Roadside Dr.	Gross Acres:	1.76
AINs:	2061-006-042 & -048	Net Acres:	1.17 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	29 units
Current Use:	Developed with structures that house building materials for on-site sale	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

In Zone C of AVSP.

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat, underutilized parcels (18% lot coverage) ▪ Low improvement-to-land value ratio (0.3) ▪ Older buildings (1970 & 1983) ▪ Existing non-conforming use (cannot be expanded) ▪ Good site access ▪ Good access to services and jobs 	<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone

¹ Net acreage reduced to 66% of gross to reflect potential for mixed use.



SITE K: WHIZIN'S CENTER

Location:	28912 Agoura Road	Gross Acres:	10.0
AINs:	2061-007-041, -052, -054, -051, -055 & -031	Net Acres:	6.67 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	167 units
Current Use:	Developed with retail, restaurant, entertainment uses	Affordable Units:	33 lower income
		Counted in Prior Cycle:	No

In Zone D East of AVSP. Prior discussion with owner about adding residential to parking area, replacing parking either underground or on podium.

Opportunities

- Flat, underutilized parcels (15% lot coverage)
- Single owner
- Low improvement-to-land value ratio (0.36)
- Older building (2 bldgs 1968, 1- 1978, 1- 1989)
- Extensive surface parking suitable for development
- Good site access
- Good access to services and jobs

Constraints

- Very High Fire Hazard Severity Zone

¹ Net acreage reduced to 66% of gross to reflect potential for mixed use.



SITE L: PLANT NURSERY AND ADJACENT PARCELS

Location:	28263 Dorothy Drive	Gross Acres:	2.58
AINs:	2061-010-017, -015, -006, -016, -008 & 007	Net Acres:	2.0 ¹
		Proposed Zoning:	RM-15 with AHO 25 du/acre
Zoning	Commercial Retail Service-Old Agoura-Freeway Corridor (BP-OR-FC) & Old Agoura Commercial area	Unit Capacity:	50 units
General Plan:	CRS	Affordable Units:	10 units
Current Use:	Plant nursery buildings and outdoor plant storage, vacant land	Counted in Prior Cycle:	No

Recent discussions with owner to redevelop.

Opportunities

- Single owner
- Flat parcels
- Underutilized parcels
- Low improvement-to-land value 0.07

Constraints

- Very High Fire Hazard Severity Zone
- Oak trees

¹ Net acreage reduced to 78% of gross to reflect oak trees, County drainage channel and slope on southern portion of site.



**POTENTIAL SITE
SITE M: PRINCIPE PARCEL**

Location:	Agoura Road, east of Ladyface Ct.	Gross Acres:	1.65
AIN:	2061-033-015	Net Acres:	1.2
Zoning	PD (Ladyface Mountain Specific Plan)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	PD (Planned Development)	Unit Capacity:	30 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

Opportunities

- Close to employment
- Good access
- Adjacent to residential sites

Constraints

- Very High Fire Hazard Severity Zone
- Oak trees
- Slope

¹ Net acreage reduced to 66% of gross to reflect slope and presence of oaks.



**POTENTIAL SITE
SITE N: PATAGONIA PARCEL**

Location:	29360 Roadside Drive	Gross Acres:	3.06
AIN:	2061-004-049	Net Acres:	3.06 ¹
Zoning	POM (Planned Office and Manufacturing)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	76 units
Current Use:	Building supply with one small building	Affordable Units:	15 lower income
		Counted in Prior Cycle:	No

Opportunities

- Flat parcel
- Underutilized parcel
- Low improvement-to-land value (.002)
- Minimal environmental constraints
- Good access
- Near jobs and services

Constraints

- Very High Fire Hazard Severity Zone

¹ No reduction for net acreage as site is already improved and no site factors merit reduction.



POTENTIAL SITE
SITE O: AGOURA MEADOWS SHOPPING CENTER

Location:	5675 Kanan Road	Gross Acres:	8.05
AINS:	2053-007-030, -026, -024, -025, -027, -028	Net Acres:	2.68 ¹
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	67 units
Current Use:	Shopping Center	Affordable Units:	13 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat parcel and underutilized site ▪ Single ownership ▪ Near services and shopping ▪ Good access ▪ Minimal environmental constraints ▪ Outside Very High Fire Hazard Severity Zone 	<ul style="list-style-type: none"> ▪ Heavy vehicle traffic in area

¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.



**POTENTIAL SITE
SITE P: TWIN OAKS SHOPPING CENTER**

Location:	5801 Kanan Road	Gross Acres:	8.8
AIN:	2051-006-141	Net Acres:	2.93 ¹
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	73 units
Current Use:	Shopping Center	Affordable Units:	14 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat parcel and underutilized site ▪ Single ownership ▪ Near services and shopping ▪ Good access ▪ Minimal environmental constraints ▪ Outside Very High Fire Hazard Severity Zone 	<ul style="list-style-type: none"> ▪ Heavy vehicle traffic in area

¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.



**POTENTIAL SITE
SITE Q: AGOURA CITY MALL SHOPPING CENTER**

Location:	5801 Kanan Road	Gross Acres:	5.7
AIN:	2051-005-002	Net Acres:	1.9 ¹
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	47 units
Current Use:	Shopping Center	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No

Opportunities

- Flat parcel and underutilized site
- Single ownership
- Near services and shopping
- Good access
- Minimal environmental constraints
- Outside Very High Fire Hazard Severity Zone

Constraints

- Heavy vehicle traffic in area

¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.



SITE R: ROADSIDE DRIVE AT LEWIS ROAD

Location:	Roadside Drive w/o Lewis Road	Gross Acres:	1.5
AIN:	2061-009-075, -076, -077	Net Acres:	1.15 ¹
Zoning	Commercial Retail Service (CRS)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	CRS	Unit Capacity:	29 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

Opportunities		Constraints	
<ul style="list-style-type: none"> ▪ Flat parcel ▪ Single ownership ▪ Near services ▪ Good access 		<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone ▪ Oak trees 	

¹ Net acreage reduced to 75% of gross to reflect the presence of oaks.



**POTENTIAL SITE
SITE S: REGANATHAN PARCELS**

Location:	Agoura Rd. e/o Cornell Rd.	Gross Acres:	3.05
AINs:	2061-029-001, 2061-028-006, -005	Net Acres:	2.0 ¹
Zoning	Business Park – Office Retail (BP-OR)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	50 units
Current Use:	Vacant	Affordable Units:	10 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
----------------------	--------------------

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ Single owner ▪ Good access ▪ Near services and jobs | <ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone ▪ Oak trees and scrub oak ▪ Slope |
|---|---|

¹ Net acreage reduced to 66% of gross to reflect oak, drainages and slope.



POTENTIAL SITE
SITE T: ROADSIDE DRIVE NEAR ROADSIDE ROAD

Location:	Roadside Dr. e/o Roadside Rd.	Gross Acres:	0.87
AIN:	2061-004-022	Net Acres: ¹	0.87
Zoning	Planned Office Manufacturing (POM)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	22 units
Current Use:	Office/retail building	Affordable Units:	4 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
----------------------	--------------------

- | | |
|--|---|
| <ul style="list-style-type: none"> ▪ Flat parcel ▪ Minimal environmental constraints ▪ Underutilized site – 43% lot coverage ▪ Older buildings (1962 and 1979) | <ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone |
|--|---|

¹ No reduction for net acreage as site is already improved and no site factors merit reduction.

Appendix D

Public Participation

Did you know

Every community in California, including Agoura Hills has to provide their fair share of affordable housing?

Did you know

We have to change zoning on certain properties to multi-family residential to allow for more density in the City to provide our fair share of affordable housing?

Do you want to know

Where we are proposing the new multi-family housing?

***Please
mark your calendars
for August 4, 2021, for an
important workshop on the***

HOUSING ELEMENT UPDATE OF AGOURA HILLS,

where we will answer these questions, gather your feedback, and provide additional information.

When: Wednesday, August 4, 2021

Where: Agoura Hills Recreation and Event Center
29900 Ladyface Court, Agoura Hills 91301

Time: 5pm – Doors Open
6pm-8pm - Formal Presentation



We hope to see you there! For questions, contact Jessica Cleavenger at 818-597-7342 or email jcleavenger@agourahillscity.org.

AGOURA HILLS HOUSING ELEMENT WORKSHOP NOTIFICATION LIST

Agoura Hills Chamber of Commerce

LVUSD

kimmel@lvusd.org

Southland Regional Association of Realtors

education@srar.com

Meadowbrook at Agoura Hills

Gabriel Graham

Homeless Outreach Coordinator

Las Virgenes-Malibu Council of Governments (COG)

ggrahamoutreach2020@gmail.com

The People Concern

customerservice@thepeopleconcern.org

Habitat for Humanity Greater Los Angeles

info@habitatla.org

Housing Rights Center

Ricardo Barajas- Director of Outreach

rbarajas@housingrightscenter.org

North Los Angeles Regional Center

Abundant Housing LA

Anthony Dedousis, Director of Policy and Research

anthony@abundanthousingla.org

Thomas Saffron and Associates

11811 San Vicente Blvd

LA, CA 90049

National Community Renaissance

Attn: John Seymour

4322 Piedmont Drive

San Diego, CA 92107

jseymour@nationalcore.org

Abode Communities

1149 S. Hill Street, Suite 700

Los Angeles, CA 90015

Laura Regus
lregus@abodecommunities.org

California Housing Partnership
cgotuaco@chpc.net

California Housing Consortium
info@calhsng.org

Southern California Association of Non-Profit Housing
jbrown@scanph.org



Housing Element Update

A WORKSHOP FOR THE PUBLIC

August 4, 2021



Agenda

1. Call to Order
2. Greetings and Introduction
3. Housing Element 101 – Basic Overview
4. Agoura Hills RHNA Allocation
5. Question and Answer Card Collection
6. Break
7. Question and Answer Session
8. Housing Sites Inventory
9. Question and Answer Session – Part Two
10. Adjourn



AGOURA HILLS Introductions

- Karen Warner – City of Agoura Hills Housing Consultant
- Allison Cook – City of Agoura Hills Assistant Planning Director
- Jessica Cleavenger – City of Agoura Hills Senior Planner



AGOURA HILLS General Plan Housing Element

- Housing Element requires cities to “*plan for meeting existing & projected housing needs of all economic segments of the community*”
- **5 Major Components:**
 - Review of accomplishments
 - Housing needs assessment
 - Evaluation of constraints to housing
 - Identification of housing sites to meet RHNA allocation
 - 2021-2029 program strategy to address needs
- Element required to be updated every 8 years (2021-2029)
- Element reviewed by State HCD for compliance with State law



AGOURA HILLS Benefits of HCD Compliance

- Presumption of **legally adequate** Housing Element in courts. If courts invalidate Element:
 - ✓ Suspend City’s authority to issue building permits
 - ✓ Impose fines of up to \$100k per month
 - ✓ Court appointed agent with powers necessary to remedy housing element deficiencies
- Maintain **discretionary** review over affordable housing projects
- Maintain eligibility for **State housing funds**
- Don’t face RHNA carry-over into next Housing Element cycle



AGOURA HILLS The Housing Element Does Not:

- Require the City to build the units planned for**
However, projects eligible for streamlined approval process in cities that have not made sufficient progress in addressing RHNA (SB 35)
- Provide funding**
Though eligibility for State housing funds require an HCD compliant Housing Element
- Authorize construction on Housing Element sites**
Development projects still need to go through City approval process



AGOURA HILLS Who in Agoura Hills Needs Housing that is Affordable?

- **People who work in Agoura Hills and cannot afford to live here**
Teachers, nurses, retail and hospitality workers, childcare providers
- **Special needs households**
Senior citizens, disabled persons, single-parent households
- **Children of long-time Agoura Hills residents**



AGOURA HILLS Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Allocation
- Requires cities to zone for “fair share” of region’s housing needs
 - ✓ Based on State population growth (as determined by HCD)
 - ✓ Mix of housing for all economic segments
 - ✓ Affordability linked to zoning and density
- RHNA is a planning target, not a building quota



AGOURA HILLS 2014-2021 Housing Element Sites Inventory

Income Level	2014-2021 RHNA	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Very Low	31	20 units/acre		193
Low	19			
Moderate	20	16 du/acre	23	
Above Mod	45	<16 du/acre	84	
Total	115		107	193



AGOURA HILLS Agoura Hills 2014-2021 RHNA 5th cycle Housing Element

Income Level	RHNA	2014-2020 permits	Deficit/ Surplus	Accessory dwelling units (ADUs) represent only affordable units provided
Very Low (<50% AMI)	31 units	0	(- 31 units)	
Low (51-80% AMI)	19 units	0	(- 19 units)	
Moderate (81-120% AMI)	20 units	17 units	(- 3 units)	
Above Mod (>120% AMI)	45 units	59 units	+ 14 units	
Total	115	76 units	(-39 units)	



Agoura Hills 2021-2029 RHNA 6th cycle Housing Element

Income Level	2021 Income (3 person hh)	Units	"Default Density"
Very Low (<50% AMI)	\$53,200	127 units	Min. 20 du/acre
Low (51-80% AMI)	\$85,150	72 units	Min. 20 du/ acre
Moderate (81-120% AMI)	\$86,400	55 units	Min. 16 du/ acre
Above Mod (>120% AMI)	> \$86,400	64 units	
Total		318 units	

6th cycle RHNA more than 2.5 x higher

Need for policy shift to:

- Provide sufficient sites and zoning
- Produce affordable units



New Parameters for Sites Inventory

- Need to est. zoning with *minimum* 20 unit/acre densities for sites to be credited towards lower income RHNA
- Development on following sites must be permitted "by right" for projects that include 20% lower income units
 - Sites reused from current Housing Element
 - Sites part of a rezone program to address lower income RHNA shortfall
- Will be important to establish objective design and development standards for use in reviewing by-right development



No Net Loss Law (SB 166)

- Requires sufficient adequate sites to be available at all times throughout the RHNA planning period
- Must replenish sites capacity, if:
 - Sites developed with fewer units than assumed in Hsg Element
 - Sites developed for higher income/affordability level than assumed in Hsg Element
- Recommended that the City create a buffer in the housing element inventory of at least 15-30% more capacity than required
- City often has projects built at lower density than Code allows



Housing Sites & General Plan Update



Potential Housing Sites

- Zoning for multi-family housing
- RM zone (6-15 DU/AC) – *no vacant sites*
 - RH zone (15-25 DU/AC) – *no vacant sites*
 - Agoura Village Specific Plan (PD) zone – vacant sites



Agoura Village Specific Plan



AVSP & ADUs and RHNA

	AVSP	ADUs	Total	RHNA	Difference
Total Units	293*	80	373	318	---
Very Low	21	14	35	127	(92)
Low	12	34	46	72	(26)
Moderate	12	5	17	55	(38)
Above Mod	248	27	275	64	211

* Current AVSP max. allowance

Proposed Housing Sites City of Agoura Hills



Inclusionary Housing Policy

- City's primary tool to produce affordable units
- Requires projects with 10+ units to provide 15% percent low and moderate income households (min. 7% very low, 4% low, 4% mod)
- Allows for an in-lieu fee
- Currently, no affordable units in City (non-ADU)



Affordable Housing Overlay (AHO)

- Applying AHO to sites increases housing density (# units that can be developed). State requires by-right processing in exchange for providing an increased % of on-site affordable units beyond City's inclusionary requirements (20% VL and L vs. 15% VL, L and M).
- Property owners would retain the option of developing under base zone district, and not using the AHO.
- Re-zone sites to base zone of RM (6-15 du/acre), except mixed-use sites in the AVSP, which would retain the current 20 du/acre density. Shopping centers retain CS-MU base zone.



Affordable Housing Overlay (AHO)

Example: 1 acre RM site	Base Density 15 du/acre	Total Units: 15 Affordable Units IHO: 15% = 2 units	Discretionary Review
	AHO Density 25 du/acre	Total Units: 25 Affordable Units under AHO: 20% = 5 VL/L units	Non-discretionary/By Right

- New objective development standards would need to be created to support achievement of densities permitted under the AHO and ensure items the City values are maintained.



Proposed Approach

- A. Apply AHO Zone to All Sites
- B. Re-Zone Base of Sites Outside the AVSP (except Shopping Centers on Kanan Road)
- C. Re-Designate AVSP sites



Proposed Approach

- A. APPLY AN AFFORDABLE HOUSING OVERLAY ZONE TO ALL SITES
 - Dwelling Units per Acre: 20-25
 - Affordable Units: 10% VL 10% L (total 20%)
 - Objective Design and Development Standards
 - 3 Different AHO Zones (AVSP, non-AVSP, Shopping Centers), reflecting different objective standards



Proposed Approach

- B. CHANGE BASE ZONE OF SITES OUTSIDE AVSP TO MF RESIDENTIAL
 - Dwelling Units per Acre: 6-15 (RM)
 - Affordable Units: 7% VL 4% L 4% M (total 15% per IHO)
 - Objective Design and Development Standards
 - Exception: Shopping Centers remain CS-MU



Proposed Approach

- C. RE-DESIGNATE THE AVSP SITES
 - Dwelling Units per Acre: 20 DU/AC
 - Affordable Units: 7% VL 4% L 4% M (15% per IHO)
 - Objective Design and Development Standards



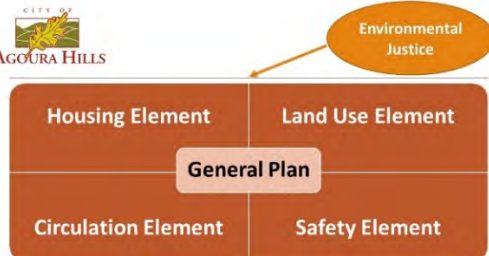
Proposed Approach

Contributions to RHNA from Proposed Approach

	DUs from 22 Sites	ADUs	Total DUs Provided	RHNA Needed	Difference
Very Low	157	14	171	127	44
Low	157	34	191	72	119
Moderate	0	5	5	55	(50)
Above Moderate	1,252	27	1,279	64	1,215
TOTAL	1,566	80	1,646	318	1,328



7 General Plan Elements



Schedule

- Draft Housing Element to HCD – Fall 2021 (60-day review by HCD, public review)
- Other GP Elements & DEIR prepared – Late Fall 2021
- DEIR 45-day public review with GP Elements – Early 2022
- Public hearings to consider Housing Element & other Elements, FEIR – Spring 2022

Housing Element Workshop Questions and Comments

Questions

1. Who picked site 38?
 - o No rezoning?
 - o How many units?
 - o Who is building?
 - o What criteria to pick a site?
 - o How do we object?
 - o Removal from list?

City staff assessed sites that should be included on the draft housing site inventory list for the Housing Element over the past several months. The sites are where market rate price housing units and units in the affordable price range (for very low, low and moderate household income categories) could be located in a single project. The affordable units would be a portion of the project, with the majority of the units for market rate prices. Affordable units are primarily apartments and townhomes, and not single-family homes, due to the costs of construction and sale prices or rents. Apartments and townhomes are allowed in the Residential Medium Density (RM) zone and Residential High Density (RH) zone in the City. However, there are no vacant sites with these zoning designations.

The first priority was to include Agoura Village Specific Plan (AVSP) sites on the housing site inventory list, since the AVSP currently allows multi-family unit housing and there is vacant land. Staff included sites that are vacant and designated for mixed-use residential and commercial development. Staff also looked at AVSP sites that are designated for commercial only, which are developed, but may be considered underutilized in terms of the types of land uses occupying the sites. Because the currently adopted AVSP would not provide enough units for the City to meet the Regional Housing Needs Allocation (RHNA) required by the State Housing and Community Development Department (HCD), staff suggests increasing the amount of residential units that could be built on the mixed-use sites. Staff also looked at areas outside of Agoura Village.

For sites in the rest of the City, the priority was to select vacant sites or underutilized sites. Because the sites would consist of apartments and/or townhomes, single-family home neighborhoods were not selected. Much of the City consists of open space zoned areas. Staff did not select sites in such areas. Sites outside of the Very High Severity Fire Hazard Zone (VSHFHZ) were preferred over sites within the VSHFHZ, but because most of the City is within the VSHFHZ, we did not eliminate such sites entirely.

All sites on the list would be re-zoned by the City to allow a higher density residential development. The individual site owners would have the discretion whether to build the units. The number of units per site depends on the location and size of the site. In Agoura Village, the base zone would allow 20 dwelling units per acre. Outside of the AVSP, the base zone would be 15 dwelling units per acre. Staff is also proposing an Affordable Housing Overlay zone on each site. A site owner can choose to build to the Overlay's 20-25 dwelling units per acre density or build to the lesser base zone density. However, the City would be able to meet its RHNA only if the Overlay density is applied.

A preliminary list of housing sites was provided for consideration by the Planning Commission at its regularly scheduled public meeting on May 20, 2021, followed by City Council consideration at its regularly scheduled public meeting on June 9, 2021. Following City Council comments, staff added sites and removed others. A revised list of sites will be provided to the City Council at its regularly scheduled public meeting on September 8, 2021. The units to be considered by the City Council were presented at the Housing Element Public Workshop on August 4, 2021.

Any request to remove a site from the list, and any other comments, should be made to the City Council at the public meeting, or in written correspondence to the City Council submitted prior to the meeting. City Council is the ultimate decision-making body with regard to sites to be included on the housing inventory list, which will then be included in the City's Housing Element. The Housing Element is reviewed and must be approved by the HCD. The HCD will be considering whether the sites are acceptable in terms of meeting the RHNA.

2. Is City required to allow an in-lieu fee?
 - o Are there other options?
 - o Can City increase amount of in-lieu fee

Most cities offer developers a menu of options to satisfy the affordable requirements under a local inclusionary (affordable) housing program, in-lieu fees being one of those options. At a minimum, cities are required to allow alternatives to providing on-site affordable units in the instance when providing on-site units would render the project economically infeasible. Other common alternatives are the provision of affordable units off-site (often through partnership with a non-profit developer), the donation of land for affordable housing, or the preservation of affordable housing at-risk of conversion to market rate.

The City can raise the in-lieu fee as a means of encouraging developers to provide the affordable units rather than paying the fee. However, there needs to be a nexus, or relationship, between the amount of the fee and the cost of providing the affordable units. A detailed report is prepared to support the in-lieu fee amount.

3. Can you please explain what an in-lieu fee is in the context of housing?

The City's Inclusionary Housing Ordinance allows developers to pay a fee in-lieu of providing the 15% affordable units required under the ordinance. This fee is placed into an affordable housing trust fund to support affordable housing in the City. Please also see the response to Question 3, above.

4. How do I oppose being on the list for sites #27 or #38?

The housing site inventory list will be considered by the City Council at a public hearing on September 9, 2021. You may provide your comments to the City Council at the meeting, or provide written comments to the City Council prior to the meeting. Please also see the response to Question 1, above.

5. Who or what formula decides what is "affordable?"

- o In today's market how much are affordable houses, condos, or apartments?

State and federal standards define affordable housing as spending no more than 30% of gross income on housing costs, inclusive of utilities, HOA fees, taxes and insurance. Affordable housing varies based on household income and size. For example, a 2 person very low income household (earning up to 50% of area median income) can afford to pay up to \$1,046 in rent, whereas a 4 person moderate income household (earning up to 120% area median income) can afford to pay up to \$2,203 in rent. The median household income is determined by HCD annually. There are numerous variables and assumptions involved in calculating the affordable purchase price. For example, assuming a 20% down payment, 3.5% mortgage interest rate, and various costs associated with taxes, insurance and HOA fees, a 4 person moderate income household can afford a purchase price of approximately \$530,000.

6. Why can't the Agoura Village plan to have more very low units and less above moderate units?

Under the new Affirmatively Furthering Fair Housing (AFFH) requirements of the Housing Element, jurisdictions are required to disperse affordable housing sites throughout the community, and not concentrate in any single area. In addition, the City's requirements for affordable housing cannot be so high as to render projects economically infeasible. A requirement for too many units to be at the very low income category may not "pencil out" for a developer, and such projects may not be proposed and therefore the affordable units not provided.

7. Can we rezone empty office buildings and then advertise we are looking for developers to convert them to affordable housing?

The City may re-zone properties, including office buildings. As noted in the response to Question 1, we are considering non-vacant sites that are underutilized, based on the land to improvements value ratio from the County Tax Assessor's Office. While the City has the ability to re-zone properties, the City would not own the properties or develop them. Each site owner can decide when and whether to develop the sites, and so would be responsible for related advertising.

8. Why do we need objective standards if development is by right?

A housing development project required to be approved "by right" means that the project would not be considered by the Planning Commission or City Council where those decision-making bodies could apply discretionary review in deciding whether to approve or deny a project. Currently, most development projects in the City must be approved by either the Planning Commission and/or the City Council.

A project that is not discretionary is referred to as a ministerial project. A ministerial project in the City is one where no other permit besides a Building Permit or Grading Permit is required. Examples of projects that are often ministerial are the addition of an air conditioning unit on the side of a house, or a patio cover. A ministerial project must be approved if it meets a series of standard requirements that leave no room for interpretation (i.e., they are very specific and objective, with no ability to apply one's judgement or interpretation). Please see the response to Question 9, below, for an example of an objective versus non-objective standard.

It is important to create design and development standards (e.g., height, site layout, amount of parking, etc.) with which a development project must adhere to ensure it reflects the City's vision. When a development project is proposed and a Building Permit and/or a Grading Permit is requested, it must meet the list of standards to be granted the permit. Likewise, if it does not comply with the list of standards, it is not approved. Without the list of objective design and development standards, the Grading or Building Permit would be issued automatically, regardless of the project's characteristics.

9. Can you provide examples of subjective vs. objective design standards?

Objective standards are quantifiable and precise, and not open-ended or leaving room for interpretation. As an example, a maximum allowed building height of 35 feet is an objective standard, while a requirement for a building's colors or materials to "blend in" or "be consistent" with the natural setting is not an objective standard.

10. Has the City considered using property it currently owns to exchange for a more suitable property and building some low and very low units to sell?

The City-owned parcel on the housing site inventory list is currently zoned for single-family residential use. As with other sites on the housing inventory list, it is proposed to be zoned for residential medium density and also with the Overlay zone, so that it could be developed at a density of 20-25 units and provide 20 percent of the units for affordable income households. There is no plan at this time to sell it to another party. The site is adjacent to existing multi-family residential developments.

11. May rezoning for “by right” affordability occur on sites not designated?

As it relates to the Housing Element being prepared by the City, the “by right” approval process applies to sites that are built to the Affordable Housing Overlay zone of 20-25 dwelling units per acre. The “by right” provision applies, because, with the Overlay, there would be a requirement for 20 percent of the units to be for the affordable household income categories. The state requires the City to allow such projects “by right” if at least 20 percent of the units are affordable. “By right” is a ministerial approval, such as a Grading Permit or Building Permit, and would not require review by the Planning Commission or City Council. In most cases, it would also not require California Environmental Quality Act (CEQA) review.

12. Are any cities in the state considering building the very low and low units themselves?

Some cities contribute land or provide funding to assist in the development of affordable housing by a private developer. Cities do not typically take on the burden of building affordable housing themselves unless they have a Public Housing Authority.

13. Has any thought been given to the City using the one parcel it does own to exchange for a parcel that could accommodate low and very low units actually building and selling units to actually achieve the purpose of RHNA?

The City-owned parcel is currently zoned for single-family residential use. As with other sites on the housing inventory list, it is proposed to be zoned for residential medium density and also with the Overlay zone, so that it could be developed at a density of 20-25 units and provide 20 percent of the units for affordable income households. There is no plan at this time to sell it to another party.

14. Why are we so far behind in meeting this compliance?

In the past Housing Element cycles (4th and 5th, for example), there have been few development projects proposed and approved with 10 or more units. The City's Inclusionary Housing Ordinance requires projects with 10 or more units to provide 15 percent of the units for affordable income households (7% for very low, 4% for low, and 4% for moderate). The few projects with 10+ units approved have opted to pay the in-lieu fee, as opposed to building the units on-site.

15. What about undeveloped commercial parcels?

Please see the response to Question 1, above.

16. For the housing, are you considering the empty lot on the corner of Agoura Rd and Chesebro? That would put people on the Chesbro exit and NOT Kanan. You rezone that lot if needed.

Assuming the reference is to the vacant parcels at the northwest corner of Agoura and Chesebro Roads, that site is not on the list. There is a formal application for a senior assisted living facility being processed for that site.

17. Are the properties (vacant lots) on Roadside Drive affected or part of the vacant lot considerations?

There are a few vacant lots on Roadside Drive. Two lots on Roadside Drive are on the housing inventory list.

18. Are submitted projects under review for permits going to be effected?

Sites with current development applications may be considered and placed on the housing inventory list. The City has the ability to re-zone these lots.

Comments

- Site 38- objection to being on list – additional problems:
 - At least 8 owners to buy this site
 - Environmental changing nature & animals
 - 100's of oak trees
 - Multiple owners not willing to sell/develop
 - Economic infeasible
 - Zoning changes
 - On a mountain
 - Environmental impact
 - Chumash Burin
 - Geological Issue

- Evacuation

To clarify, this site has several parcels, all of which are owned by one entity. An Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act would be prepared for the General Plan, including the Housing Element. The EIR and would analyze potential environmental impacts from developing the sites on the list. Since a specific housing development project is not proposed at this time, just re-zoning, the analysis will be broad.

- I see you did put your thinking caps on. Rezoning for the “potential” of building such as the shopping centers.
- I like that you’ve taken commercial areas and rezoned for the potential of building in housing to satisfy the state’s requirement for affordable housing.
- I also like that it doesn’t require us to build but just have areas zoned for the potential to build.
- Thanks for an informative meeting.
- Enough citizens die from Covid-19 that there is no housing shortage.
- The economy gets bad enough that no one can pay rent.
- It makes no sense that little Agoura Hills a hire fire danger area with limited evacuation routes is required to build high density affordable housing. I get that builders need to make a profit and the City would have to offer caveats so AH can meet the State’s required allotment of high density affordable housing. But what I don’t understand is why the City of Agoura Hills is not pushing back on the State to help them understand the eminent danger a project of this scope creates in regard to safely evacuating this community when not if a massive fire is at our door.

Please note that, at the City Council’s direction, City staff filed an appeal to the Southern California Association of Governments in October 2020 to request that the number of dwelling units in the RHNA be reduced, based on the City having 2/3 of its land area in the Very High Fire Hazard Severity Zone (VHFHSZ) and recent fires in the area. That appeal was rejected, and the RHNA assignment remains at 318.

Elected officials please do the job you are hired to do. Protect this community from falling prey to absurd and reckless state mandates. The only way to help state law makers and mandate makers understand is to push back. We don’t have a solid and realistic forest management program for the federal and state and conservancy lands we hold so dear. If we must build low income housing then let’s get creative and repurpose antiquated office buildings that will become obsolete as more and more companies reduce their overhead by having more employees work from home. We don’t need the massive project proposal year after

year after year. City Hall please with all due respect put your thinking caps on and think up a solution that protects this community. Stop with the smoke and mirrors

- Please use all of the empty lots before taking away our movie theater and lumber yard, etc., that everyone uses.
- I am writing in reference to the rezoning and affordable housing allotment that is state mandated. I am a 40 year resident of Agoura Hills. Our City always had a mixture of equestrian property open space commercial and mixed residential units. We are now faced with catch up to provide approximately 400 affordable low income housing to meet the needs of all our residents and to comply with state mandated requirements We had 8 years to get the needs met. Our neighboring city of Westlake Village has complied and used their northern sector of the city to meet their housing needs. Why are so far behind in meeting this compliance? Now we are faced with rezoning and looking at Old Agoura to help meet these needs. What about undeveloped commercial parcels? What about unused commercial buildings and other units that can be converted to affordable housing. Where is the Agoura Village project and their projected project to provide housing? We need to look at all areas including Morrison Ranch, Liberty Canyon, Fountainwood, Reyes Adobe Lake Lindero. Land use must maintain the open space. Parks, and equestrian community. This will benefit all. We should not be faced with potential large violations for not meeting the needs. Why was the assisted facility on Canwood St allowed? Assisted living facilities average \$6000-\$8000 per month as baseline costs. This is not affordable housing. Rezone commercial parcels and get the Agoura Village project going!

Please see the responses to Questions 1, 4 and 7, above. The assisted living facility on Canwood Street was approved by the City about three years ago. At that time, the new Housing Element requirements were not fully detailed and available to cities, and the City's RHNA had not been assigned. The assisted living facility is an allowed use with a Conditional Use Permit in that zone (Business Park-Office - Freeway Corridor). The proposed approach with this 6th cycle of the Housing Element is different than with past cycles, particularly due to the new rules at the state level, and the large RHNA we have been assigned this time, nearly three times the amount in previous cycles.

- Respectfully submitting this comment for the Public Workshop regarding California' mandates to meet the housing needs of everyone in the State, requiring a City and County to adopt a housing plan as part of its General Plan, and to comply with the Regional Housing Needs Assessment (RHNA). My comments and request are based on the problems our City has with respect to finding the appropriate space, available property, developers to incentivize , and other factors to numerous to mention , so as to comply with the RHNA. Our City

Staff, consultants, City Council, private volunteer residents have spent countless hours, and money, I might add, to feed the State's anxiety to provide expressed needed housing. From above moderate to very low affordability based on income and other considerations. There are established deadlines for us to respond to the State with our plans to meet 318 total units. We know the State Legislature is not helpful here, having passed several bills that take away our City's control of zoning, and avoiding the requisites of CEQA under the RHNA/Housing Element. What I am now suggesting, and mentioned to Council Person Debbie Lopez, is our joining in a pending law suit initiated by Cities in Orange County over these requirements. Hopefully, before we spend more money and time by many, because of the circumstances that now exist preventing us from complying. The Orange County Council of Governments (COG) filed a law suit against the Department of Housing and Community Development (HCD) over its housing requirements for the RHNA allocation cycle. The HCD determined that Southern California will have to build 1.34 million homes by 2030. Orange County cities believe that HCD severely overestimated the amount of new housing required by over 670,000, with 651,000 being more accurate. In the law suit, the COG maintains that the HCD did not follow appropriate guidelines to provide a correct estimate, and used inaccurate population forecasts and vacancy rates for the region. Meanwhile the Cities need to submit their updated General Plan by October to accommodate the housing requisites as set by HCD. Of course, this is not the first time that our beloved State has been negligent or failed to accurately supply statistics that are needed to allow for proper decision making. Varied projects over many years, not just housing, but transportation, road improvements, school construction and other public infrastructure plans have gone awry with cost over runs and construction issues because of it. I am not against the needed housing, but want to make sure we get it right.



Senior Housing Needs Survey - Responses

In order to solicit input from one of Agoura Hills' most vulnerable populations – senior citizens – the City conducted a Senior Housing Needs survey. The survey was distributed as follows:

- Posted on the front page of the City website
- Posted on the Housing Element Update webpage; Advertised in the Acorn newsletter
- Put in the electronic City newsletter distributed Citywide and electronic Seniors newsletter
- Promoted via the City Facebook and Twitter accounts

A total of 96 seniors completed the Housing Needs Survey. Respondents provided email contact information so the City could provide them with housing information in the future, including information on how to add an accessory dwelling unit to their properties. The following presents the aggregated response to the survey questions.

1. Are you a resident in the City of Agoura Hills? 79% Yes 21% No
2. Do you currently rent or own your home? 83% Rent 17% Own
3. Do you visit the Agoura Hills Recreation and Event Center?
55% Yes 45% No
4. Do you receive any of the following City newsletters?
26% Yes *Senior Moments*
47% Yes *Monday Morning* (electronic)
64% Yes *Community Connect* (electronic)
50% Yes *City Newsletter* (electronic)
5. Please indicate your age:
7% 55-59 years 57% 60-75 years 36% Over 75 years
6. On a scale from 1-5, (5 being most important), please indicate how important each of the following issues is to you:
3.57 Affordable senior housing in Agoura Hills
2.41 Assistance with rent
3.04 Assistance with housing maintenance
3.47 Having senior housing located near medical facilities and shopping centers
3.05 Having senior housing located near transit (such as bus routes)
2.79 Having senior housing located near the City Recreation and Event Center

7. Accessory dwelling units (ADUs), or “second units,” are small, self-contained units either attached to a single-family dwelling or detached on the same property. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property?

13% Yes 87% No

8. How would you like information about senior housing opportunities and programs to be provided?

68% Online/email

13% Written newsletter mailed to your home

18% Information posted at the Agoura Hills Recreation Center

Thank you!

APPENDIX C: REVISED GENERAL PLAN ELEMENTS

This page left intentionally blank



Chapter 1 INTRODUCTION

A. Planning Context

History

The area of what is now Agoura Hills was first settled by the Chumash Indians. By the time of contact with Spanish settlers, the Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands. Present day Agoura Hills was occupied by the Ventureno branch of the Chumash, who were a Hokan speaking people. The Chumash were a hunter and gatherer group with a complex culture that included ownership of resources and property, a market economy, an extensive trading network, craft specialists, and large permanent population centers, or villages.

The permanent arrival of the Spanish in the late 1700s heralded the Spanish Colonial period in California, and El Camino Real traversed the area of what is now Agoura Hills. Spanish settlers established large ranches on property received from the King of Spain, where they grazed cows and sheep. Even into the early 20th century, ranching was the area's dominant industry.

Under Spanish governance, a land grant was issued to Miguel Ortega for the over 17,000 acre Rancho Las Virgenes, a portion of which is now Agoura Hills. Upon Ortega's death, the grant was abandoned. Rancho Las Virgenes was later given to Jose Maria Dominguez as a Mexican land grant in 1834. Maria Antonia Machado del Reyes purchased the rancho from Dominguez, her uncle, in 1845. Maria Machado's husband, Jose Jacinto Reyes, was the son of Juan Francisco Reyes who served on the famous Juan Gaspar de Portola expedition. Maria and Jose Reyes' son, Jose Paulino, built the adobe home in approximately 1850, which was one of the first homes in the area. The Reyes' ownership continued into the next century, and from 1916 to 1983, the property transferred to owners who shared a common interest in preserving the landmark adobe home. The Reyes' adobe is now the Reyes Adobe Historical Site, situated along Reyes Adobe Road, which has preserved the artifacts and history of the families that have occupied the Reyes Adobe over time, as well as serving as a cultural landmark representing the California rancho period and its architecture.



Reyes Adobe Historical Site

By 1900, the area was being used as a popular stage stop for travelers along El Camino Real because of its natural spring at the foothills of Ladyface Mountain, the area's main defining feature. In the 1920s, Paramount Studios purchased a portion of the Rancho Las Virgenes, just south of what is now the City, with moviemakers using the backdrop of the Santa Monica Mountains for their films, and the community became known as "Picture City." However, in the late 1920s,

a group of residents asked to have a permanent post office established in the area, and the name “Agoura” was given. “Agoura” was derived from the last name of Pierre Agoure, a Basque rancher who had settled in the area in the 1870s as a shepherd.

Growth in population was slow in the community, due partly to a lack of water. However, in the late 1950s, the Las Virgenes Municipal Water District was established, and reliable water sources made the Agoura area more attractive for families and businesses. Further growth occurred as a result of the local highway becoming the Ventura Freeway at about this same time. During the late 1960s and the 1970s, expansion continued as large housing tracts and shopping areas, as well as schools, developed. The first housing tracts were in the Hillrise, Liberty Canyon, and Lake Lindero communities.

In 1982, residents voted in favor of Cityhood, and on December 8, 1982 Agoura Hills became the 83rd city in Los Angeles County. This was followed by a building moratorium by the new City Council until a new general plan and municipal code were in place. In 1987, the City adopted its first Municipal Code. The first General Plan was adopted by the City in 1985, and was the City’s first effort at creating a community distinct from the governance of Los Angeles County. In 1993, a comprehensive update to the General Plan was approved. The 1993 General Plan focused on managing growth in the still substantial undeveloped areas, and included several large transportation improvements, particularly at the Ventura Freeway interchanges. It also focused on shaping the design and identity of the City through calling out specific planning areas and districts, and the beginnings of resource conservation efforts were reflected in the 1993 General Plan.

Planning Context

This document is the first update of Agoura Hills’ General Plan in more than seventeen years and is the result of many hours of research and technical studies, the collective efforts of the elected and appointed decision-makers, individuals, and agencies who cumulatively guide and shape land use development and community conservation, and the engagement of numerous individuals throughout the community who have articulated their hopes and expectations for the City’s future.

The majority of Agoura Hills consists of stable, attractive neighborhoods and places that the community desires to protect and enhance, and for which goals and policies of the updated General Plan are intended to foster. The small-town, suburban feel of the community, the natural beauty of its hillsides and open spaces, the quality schools and public services, and the perceived safety of the City create a quality of life that attracts many residents to move to Agoura Hills. These aspects of the City are what residents value most, and are what they are most interested in preserving.

PLANNING CONTEXT

This updated General Plan includes a comprehensive update of Land Use and Mobility goals and policies based on technical assessment and evaluation of land use and traffic data, and a substantive review and update of all other policies based on current information provided by City staff. The updated goals and policies in the entirety of the General Plan have been crafted to assure that they reflect the community's vision for its future.

There have been modest increases in the size of the City's population since the last General Plan update in 1993, and the community's concerns regarding protection of the natural environment remain high as well as its desires for sustainable growth and development in Agoura Hills. Sustainability is the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs. As expressed in the community survey conducted in 2006 for the General Plan update, one of the City's top resources was identified as its natural hillsides and open space setting.

A commitment to the conservation of natural resources ensures the ongoing availability of finite resources, such as a safe water supply, clean air, scenic vistas, and energy resources. This assurance contributes substantially to the physical and psychological health and well-being of the community and strengthens the vitality of the local and regional economic base.

Located in the foothills of the Santa Monica Mountains on the western edge of Los Angeles County in the Conejo Valley, the City of Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway and is situated approximately 36 miles west of downtown Los Angeles as shown in Figure 1 (Regional Location). The City is known for its distinct neighborhoods, beautiful natural setting, and extensive recreational resources.

Basic land use patterns are well established in the City, with residential neighborhoods fully developed and limited opportunities for infill development remaining. Agoura Hills' neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a priority of the General Plan. Two specific plans that cover large areas of the community south of Agoura Road have been adopted, including Ladyface Mountain Specific Plan and the Agoura Village Specific Plan. Development of these Specific Plans and infill and reuse of other vacant or underutilized properties along Agoura Road represent the majority of potential new development and redevelopment in the community over the next 25 years as the General Plan is implemented.

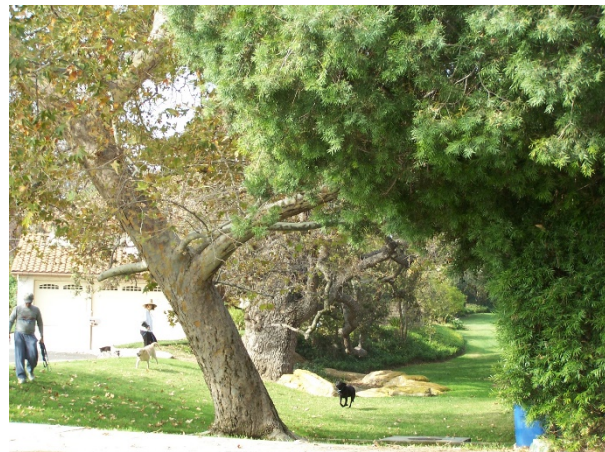
The updated General Plan has been prepared to provide a meaningful guide for the future and fulfills statutory requirements. It is comprehensive—providing a framework for the City's physical, economic, and social development while sustaining natural environmental resources. It is long range—looking ahead to 2035, while at the same time presenting policies to guide day-to-day decisions.



B. Framework for Planning— Vision Statement

The General Plan’s goals, policies, and implementation programs define a roadmap to sustain and nurture the qualities and character that contribute to Agoura Hills’ identity as a special community in a unique natural environment. Underlying these objectives is the vision below, which is reflected in goals throughout the General Plan, and which represents the community’s aspirations for its future.

Agoura Hills is a special place surrounded by the Santa Monica Mountains where oak trees and rolling hills abound. Here we seek to preserve our City’s best qualities while striving to create a better community. The future Agoura Hills is an attractive City of growing sophistication that chooses to retain its small town look and feel. The City remains a safe place, where people live, work, play, and move about in an economically viable and environmentally sustainable community. Sensitive growth and economic development are means of perpetuating our quality of life. These are balanced with resource conservation, as the City’s semi-rural ranching past, rich history and unique neighborhoods are respected, and open spaces and surrounding hillsides are preserved. Agoura Hills is a place where its citizens have opportunities to engage in their community through recreation, social and civic activities, schools, and neighborhood organizations.



C. Purpose

The updated Agoura Hills General Plan has been prepared in compliance with the requirements of California Government Code Section 65300 et seq. The Plan is a policy document and much of its content is established by statutory requirements relating to background data, analysis, maps, and exhibits. The legal adequacy of the General Plan is critical, since many City actions and programs are required to be consistent with the Plan

CITY of AGOURA HILLS General Plan Update

Regional Location



Legend

- City of Agoura Hills
- County Boundary
- Lake or Reservoir
- River or Stream
- Interstate or Highway



Source: ESRI, 2006.

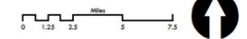
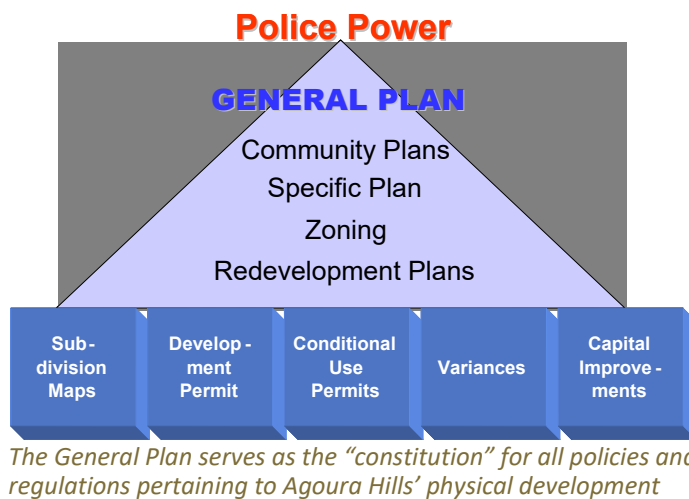


Figure 1

Intentionally Blank.

PURPOSE

State law requires each city and county to prepare and adopt a comprehensive long-range general plan for its physical development (California Government Code Section 65300). A comprehensive general plan provides a consistent framework for land use decision-making. The general plan and its maps, diagrams, and development policies form the basis for the City’s zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, community plan, zoning, subdivision map, or public works project may be approved unless the City finds that it is consistent with the adopted general plan. The State General Plan Guidelines recommend that general plans be updated every five to ten years to ensure that they remain relevant. This is important not only to reflect local physical and demographic changes, but also broader changes in culture and technology.



The general plan must address the seven topics (referred to as “elements”) of land use, circulation, housing, open-space, conservation, safety, and noise (California Government Code Section 65302), to the extent that the topics are locally relevant. It may also include other topics of local interest, as chosen by the local jurisdiction (California Government Code Section 65303). Legislative changes integrated two elements presented in the previous Agoura Hills General Plan, Scenic Highways and Safety, into the Circulation and Safety Elements respectively.

A local jurisdiction may adopt a general plan in the format that best fits its unique circumstances (California Government Code Section 65300.5). In doing so, the jurisdiction must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. The City of Agoura Hills has chosen to adopt a general plan that consolidates the mandatory elements and re-organizes the content by common topic. Important themes are woven throughout the Plan rather than structured as independent topics, such as community livability, sustainability, and global warming. Correspondence between the Agoura Hills General Plan and the legally required general plan topics is shown in the following matrix:

Table 1 General Plan Topics								
Agoura Hills General Plan Chapters	Legally Required General Plan Topics							Optional Elements
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
Community Development								
Land Use	●							
Economic Development								●
Historic and Cultural Resources								●
Infrastructure & Community Services								
Mobility		●						
Infrastructure and Utilities		●		●				
Police and Fire								●
Public Services								●
Parks and Recreation					●			
Education								●
Natural Resources								
Biological Resources				●	●			
Water Resources				●				
Water Quality				●				
Visual Resources		●		●	●			
Energy Conservation								●
Global Warming								●
Community Safety								
<u>Wildland and Urban</u> Fire Hazards								●
Flood Hazards					●			●
Geologic and Seismic Hazards					●			●
Hazardous Materials								●
<u>Crime Prevention & Protection</u>								●
<u>Emergency</u> Preparedness								●
Noise								●
<u>Climate Change</u>								●
Housing (Under Separate Cover)			●					
Implementation Programs	●	●	●	●	●	●	●	●

D. Process

The update of the Agoura Hills General Plan involved a process that included a number of elected and appointed officials, residents, and public agencies; the compilation, review, and analysis of substantial amounts of technical data, the preparation of documents that summarized this information; and the input and feedback from community residents and stakeholders in the following steps. A General Plan Advisory Committee (GPAC) was appointed by the City Council to assure ongoing community involvement in the update process. The GPAC met throughout the process to provide feedback to City staff and the consultants, and was instrumental in the development of the updated General Plan. The ten-member GPAC was comprised of two City Council members, two Planning Commissioners, and five “at large” resident representatives from various areas of the City.



The overall update process can be summarized in the following key steps:

- Resident Survey Regarding General Plan Topics
- Stakeholder Interviews
- Background Data Collection
- Conservation and Transition Area Identification
- Traffic and Fiscal Impact Analyses
- Goals, Policies, and Implementation Programs
- Draft General Plan
- Environmental Impact Report

These steps are described below.

1. A **Resident Survey** was the start of the General Plan update process in the summer of 2005 when a survey of the community was conducted to define the issues and topics to be addressed in the updated General Plan. To ensure that the General Plan revision for the City of Agoura Hills reflects the values, priorities, and concerns of all residents—not just those who actively participate in meetings—the City developed and distributed a General Plan survey to all households in the City and commissioned an independent firm to review, analyze, and summarize the data and ensure that the study demographics reflect those of the resident population as a

whole. The survey findings represent statistically reliable measures of residents’ opinions on a number of key issues to be addressed in the Plan. Respondents were invited to participate by mail-in responses or online via the City’s website from the summer of 2005 through December 2005. The survey included resident responses in the areas of land use, circulation, housing, open space, design, and governmental services.

2. **Stakeholder Interviews** were conducted in March 2006 when 17 Agoura Hills residents, business owners, and representatives of special interests groups participated in interviews facilitated by the City’s General Plan consultant. The interviews were conducted as part of the visioning process for the City’s update of the Land Use and Circulation Elements for the General Plan and were conducted as a series of six small-group sessions that included individuals representing the following community groups:
 - Schools
 - Open Space/Environmental
 - Religious/Cultural/Sports
 - Homeowners’ Associations
 - Business Representatives
 - Residents

The interviews were designed to help determine residents’ opinions in the following areas to inform the preparation of the updated General Plan:

- What gives Agoura Hills its character
 - What should the community look like in 10 to 20 years
 - What should change; how it should change
 - What should stay the same
 - What is valued but not found within the community at this time
3. **Background Data** regarding the existing conditions, trends, and projected future conditions for the City’s land use resources, and economic/market conditions were compiled and analyzed. These data served three purposes:
 - As the basis for the articulation of planning issues to be addressed by Plan policy, incorporating all studies required by state law
 - As measures to test the impacts of alternative growth and development scenarios
 - As input for the statutory “Existing Setting” section of the General Plan Environmental Impact Report (EIR)

As the database contains extensive written narrative, tables, and numerous maps, it is physically incorporated into a separate volume that legally is a component of the General Plan and EIR. A brief overview of pertinent baseline and projected conditions is presented in the relevant sections of the General Plan.

PROCESS

4. Areas of **Conservation and Transition** were identified by the GPAC as a means to maintain and enhance the character and quality of life in existing neighborhoods and areas that would not be subject to change, and to focus growth and change in the community to areas that were in need of revitalization to accomplish economic, fiscal or community service objectives consistent with residents vision for long-term growth. Twelve community subareas and districts were identified as areas of transition, and the updated General Plan includes goals that express specific intentions for use, design, character, and implementation that uniquely apply to and differentiate each area. Other goals and policies were identified to preserve and enhance the substantial natural environment, open space resources, and diverse residential neighborhoods which contribute to the high quality of life of enjoyed by Agoura Hills residents.
5. A preliminary **Land Use and Development Plan** was identified by GPAC in consideration of review and assessment of the areas of conservation and transition and the background research and analyses. The transition areas principally focused on opportunities for re-use and improvement of commercial and business park districts and implementation of planned development in several mixed-use districts in the community. The land use plan was evaluated for its **comparative traffic and fiscal impacts**. The latter estimated the costs of public services to support the land uses and expected revenues. Cumulative effects on the fiscal balance of the City were assessed.
6. **General Plan goals, policies, and implementation programs** were updated based on the review of existing policies for their consistency with the selected land use plan; reflection of current issues and community needs; understandability; effectiveness in previous applications; practicality and feasibility; embodiment of state-of-the-art planning practices consistency with current legislation and court decisions; and reflection of community values and City Council policy decisions.
8. The **Draft Updated General Plan** was published incorporating an overview of background data, goals, policies, and implementation programs for each Plan element/topic. The Draft General Plan was made available for public review and comment in writing or oral testimony at Planning Commission and City Council hearings.
9. A **Draft EIR** was prepared in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). From the date of publication, the DEIR is circulated for a 45-day period for public review and comment. Responses to all comments are prepared and incorporated into the Final EIR, which is reviewed and certified by the City Council.
10. The Planning Commission and City Council will conduct **public hearings** on the Draft General Plan and EIR. In consideration of the public input, the Commission will make recommendations to the City Council regarding the Plan's content and certification of the Final EIR. The City Council will consider the Commission's input and conduct additional public hearings. Based on these, the Council makes its final recommendations and adopts the General Plan with changes, if necessary, and certifies the Final EIR.

11. The **adopted Agoura Hills General Plan** will be published and the goals, policies, and programs contained herein implemented.

E. How to Use the General Plan

The City of Agoura Hills General Plan is intended for use by all members of the community.

If you are an Agoura Hills resident, the General Plan indicates the general types of uses that are permitted around your home, the long-range plans and changes that may affect your neighborhood, and the policies the City will use to evaluate development applications that might affect you and your neighbors.

The Plan indicates how the City of Agoura Hills will attract businesses providing goods and services to meet your daily needs, while contributing revenue to help fund police, fire, recreation, street maintenance, and other services that sustain the quality and livability of your neighborhood. It defines how the City will attract new jobs, providing opportunities for you to work near where you live.

The Plan also informs you regarding how the City plans to improve mobility infrastructure, continue to provide adequate parks, schools, police, fire, and other public services, protect valued open spaces and environmental resources, and protect you from the risks of excessive noise, earthquakes, fires, and other natural hazards. Cumulatively, the Plan identifies the actions the City will take to ensure that the City and your neighborhood retain its economic value and remain a great place to live.

If you are an Agoura Hills business, the Plan outlines the measures the City will take to encourage your future success. Expectations of the City's business districts are spelled out, while policies ensure that business operations will be compatible with other businesses and nearby residential areas.

If you are interested in developing land within the City or moving your residence or business to the City, the Plan will introduce you to the community. To familiarize yourself with the General Plan, the Land Use and Economic Development goals and policies are useful starting points. However, it is important to review maps and policies throughout this document and the Agoura Hills Municipal Code to get a complete perspective on how and where development may take place.

The General Plan is also a tool to help City staff, the Planning Commission, and the City Council make land use and public investment decisions. It provides the framework for the City's Zoning Ordinance. It identifies the economic development, mobility and infrastructure improvements, community services, and environmental programs needed to sustain Agoura Hills' quality of life. Future development decisions must be consistent with the Plan. Finally, the Plan

HOW TO USE THE GENERAL PLAN

is intended to help other public agencies, from Caltrans to the local school district, as they contemplate future actions in Agoura Hills.

While the Plan’s narrative text and maps frame the key proposals, the essence of the Plan lies in its goals, policies, and implementation measures. These are declarative statements that set forth the City’s approach to various issues. Goals, policies, and implementation measures are described as follows:

- **Goals** describe ideal future conditions for a particular topic, such as traffic congestion or sustainability. Goals tend to be very general and broad.
- **Policies** provide guidance to assist the City as it makes decisions relating to each goal. Some policies include guidelines or standards against which decisions can be evaluated.
- **Implementation Measures** identify the specific steps to be taken by the City to implement the policies. They may include revisions of current codes and ordinances, guidelines, plans and capital improvements, programs, financing, and other measures that should be assigned to different City departments after the General Plan is adopted.

The diagram on the following page is intended to serve as a “reader’s guide” to the goals and policies of the General Plan.

A simple numbering system is used to facilitate use of the General Plan. This enables the reader to distinguish each topic’s goals, policies, and implementation programs. Each Plan topic is assigned a letter(s). For example, Land Use is “LU,” Mobility is “M,” and so on. Goals are assigned a second order number, i.e., the first goal for Land Use is numbered as “LU-1” and the second is “LU-2.” Policies are assigned a third order number, with the first policy relating to the first Land Use goal being numbered as “LU-1.1” and the first policy relating to the second goal numbered as “LU-2.1.”

All General Plan policies are followed by a set of numbers in parentheses. These numbers reference applicable measures that will be undertaken by the City to implement the policy. There are ten implementation categories, which are generally organized by the topics covered in the General Plan. Each category contains multiple implementation measures that include programs, projects, or other activities that are assigned a second number. The first program listed in category “2,” for example, is numbered “2.1,” while the second measure is numbered “2.2.”



PHOTOGRAPHS AND DIAGRAMS
Graphical illustration of an example of the intent of the goals and policies.

SECTION HEADER
The header identifies the chapter (if on an even-numbered page) or topic (if on an odd-numbered page).

GOAL NUMBERING
Each goal number starts with the element acronym and is followed by the number of the goal (e.g., NR 1 = Natural Resources Element, first goal).

GOAL TITLE
Each goal contains a leading title in bold for a quick reference to the goal text.

GOALS
Each goal has one or more policies associated with the goal.

POLICY TITLE
Each policy contains a leading title in bold for a quick reference to the policy text.

POLICIES
Each policy is associated with a specific goal.

IMPLEMENTATION PROGRAM TAG
Each policy is followed by a set of numbers in italics/parentheses that identifies the tool or action the City will use to implement the policy. These measures are detailed in Chapter 6.

CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

BUSINESS PARK DISTRICT/WEST OF REYES ADOBE ROAD

Goal LU-25
Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies

LU-25.1 **Supporting Uses.** Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the work day.

LU-25.2 **Cohesive Site Development.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project.

PLANNED DEVELOPMENT DISTRICT/LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-26
Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

LU-26.1 **Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the work day.

LU-26.2 **Site Development.** Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors.

LU-26.3 **Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications of the natural

City of Agoura Hills General Plan



2-38

PAGE NUMBER
Shows the chapter and page number (e.g., 4-2 = Chapter 4, page 2).

POLICY NUMBERING
Continuing from the goal numbering, the policy number is shown as the last number, supporting the goal it follows (e.g., Policy NR 1.2 = second policy under the Natural Resources Element, first goal).

F. General Plan Organization

The General Plan is organized into seven chapters. The first chapter presents information about the Plan’s legislative requirements, applications, organization, process for preparation, and overarching themes that guide all goals, policies, and programs. The following four chapters comprise the Plan’s “elements.” Each presents an overview of its scope, summary of conditions and planning issues, goals, and policies. The sixth chapter describes the broad actions that implement the Plan’s policies, and a glossary of terms is presented in the final chapter.

An overview of the Plan’s chapters is provided below.

1. **Introduction** describes the General Plan process and introduces the reader to the document.
2. **Community Conservation & Development** presents goals and policies pertaining to how existing development is to be maintained and enhanced and new development is to occur. Its components address:
 - a. Land Use (LU) defines where lands are to be conserved and where growth will be targeted, and specifies the types, densities, and design characteristics of uses to be permitted with a map depicting their distribution.
 - b. Economic Development (ED) specifies strategies for business retention and attraction.
 - c. Historic and Cultural Resources (HR) defines processes for the preservation of the City’s historic and cultural buildings and sites.
 - d. Housing (H). Though the Housing Element is an integral part of this General Plan, it is separately bound due to the separate schedule for its update required by state law.
3. **Infrastructure and Community Services** presents goals and policies for the provision of infrastructure and services that support residents and businesses.
 - a. Mobility (M) provides for the movement of people and goods, including autos, transit, bicycles, and other modes. It addresses key issues such as trip reduction, parking, traffic safety, and neighborhood traffic calming.
 - b. Infrastructure and Utilities (U) addresses the provision of public infrastructure, including water, sewer, storm drainage, solid waste, electricity, natural gas, and telecommunications.
 - c. Community Services (CS) addresses the provision of services to meet the needs of residents including recreation and park facilities, recreation programs, trails, police and fire, education, and libraries.
4. **Natural Resources** (NR) provides for the management of open space and conservation of the City’s biological resources, mineral resources, water resources, visual resources, air quality and energy conservation.

5. **Community Safety (S)** prescribes strategies for the protection of the public health and safety of residents, businesses, and visitors to the City, addressing wildland and urban fire hazards, flood hazards, geologic and seismic hazards, crime prevention and protection, hazardous materials, disaster preparedness, and climate change. Policies to mitigate potential impacts of noise are presented in the Noise (N) section.
6. **Implementation Program** describes the measures to be taken by the City to carry out the goals and policies defined by the General Plan.
7. **Glossary** defines the terminology used in the General Plan.

G. Related Documents

In addition to goals, policies, and implementation measures presented in this document, the General Plan includes an Appendix that summarizes the General Plan policies addressing climate change. All supporting background data, analyses, and technical reports are available upon request from the City or are posted on the City's website.

An environmental impact report (EIR) has been prepared for the General Plan in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). The EIR is a separate document that describes environmental conditions in the City, assesses the possible effects of the General Plan, identifies actions that will be undertaken to reduce these impacts, and evaluates the comparative impacts of alternatives to the General Plan. Most of the EIR's mitigation measures have been incorporated as policy into the General Plan and, consequently, the Plan is generally considered to be "self-mitigating."

The document is considered a "program level" EIR, meaning that it examines the general nature of impacts at a citywide scale. The findings of the EIR help determine the appropriate level of environmental review that should be performed when subsequent projects consistent with the Plan are proposed. Although the EIR will be certified by the City Council, it is not adopted as a policy document.

H. Implementing and Amending the Plan

After the General Plan is adopted, it will be implemented through a variety of ordinances, programs, and activities. These measures are described in Chapter Seven and referenced by applicable policies for each topic "Element." It will be especially important to review local land use regulations and procedures to ensure that they are consistent with the General Plan. The zoning map must be consistent with the General Plan Land Use Plan and the Zoning Code must be consistent with the land use classification system and the stipulated density/intensity and design and development policies.

CLIMATE CHANGE

The General Plan is intended to be a dynamic document and must be periodically updated to respond to changing community needs. An annual review of the Plan is required to ensure that it remains relevant. Moreover, any of the Plan's mandatory elements may be amended up to four times a year. Requests for amendments may be submitted by individuals or initiated by the City itself. The most common type of amendment is to change the land use designation for a particular property. Policy and text amendments also may occur. Any proposed amendment will be reviewed to ensure that the change is in the public interest and would not be detrimental to the public health, safety, and welfare. Environmental review is typically required for General Plan amendments.

I. Climate Change

The issue of global climate change has received greater attention from governments around the world in recent years. Global climate change refers to the change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

Human activities associated primarily with the use of carbon-based fossil fuels have led to changes in the composition of the atmosphere. The combustion of carbon-based fossil fuels creates greenhouse gas (GHG) emissions, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), which has caused the earth's atmosphere to absorb more heat from the sun. The concentration of green house gases in the atmosphere has significantly increased as a result of combustion of fossil fuels primarily associated with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. Governments, organizations, and private citizens all over the world are looking for ways to reduce greenhouse gas emissions to create a better future.

In 2006, the California State Legislature took a proactive role in addressing the challenges of climate change with the adoption of the California *Global Warming Solutions Act of 2006*, Assembly Bill 32 (AB 32). AB 32 focuses on reducing GHG emissions in California. AB 32 requires the California Air Resources Board (CARB), the state agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020.

A key theme of the City of Agoura Hills' General Plan is sustainability. The General Plan, inherently through its goals and policies, takes steps to address the challenging issue of climate change by reducing GHG emissions, improving energy efficiency, reducing the urban heat island effect, recycling, and managing water use. The General Plan will reduce GHG emissions primarily through land use patterns that support public transit, increased opportunities for pedestrians, bicycle, and transit-use, and through requirements for "green building" practices and alternative energy systems. Policies also address adaptation to climate change, such as increasing flood protection.



The sources, impacts of, and solutions to climate changes are complex. Climate change and GHG emissions reduction are addressed [in the Safety Element and](#) throughout policies and programs of the General Plan. Appendix A, General Plan Policies Addressing Climate Change, includes a table that summarizes, by topic area, Agoura Hills General Plan policies that address climate change, [in addition to those in the Climate Change section of the Safety Element.](#)

J. Public Involvement

The General Plan planning process involved a broad spectrum of the community during key phases in development of the document as well as ongoing public input through the active engagement of the General Plan Advisory Committee. The public and stakeholders were provided the opportunity for involvement throughout the planning process from the initial identification of the issues and topics to be addressed in the General Plan update, to input on a land use framework for the conservation and transition areas of the City.

In an effort to continually involve interested parties in the planning process to obtain valuable feedback, other methods of public outreach over the course of the project included the following:

- Appointment of GPAC for ongoing involvement in preparation of the Draft General Plan (December 2004/ongoing)
- General Plan Resident Survey (Summer 2005 through December 2005)
Stakeholder Interviews (March 2006)
- “Big Ideas” Community Meeting (December 2006)
- Maintaining a mailing list used for notification of community meetings, Planning Commission and City Council meetings regarding the General Plan (ongoing)
- Periodic status updates on the General Plan posted on the City website (ongoing)
- A public scoping meeting to receive public input regarding topics and issue to analyze in the EIR process (May 2009)
- Publication of a “General Plan Update Fact Sheet” for posting on the City’s website and notification of availability to the General Plan mailing list (July 2009)
- A public information meeting to provide feedback on key items of the Draft General Plan (July 2009)
- Planning Commission and City Council Study Sessions on the Draft General Plan (Fall 2009)
- Planning Commission and City Council public hearings to adopt the Draft General Plan and certify the EIR (Winter 2010)

Chapter 2 COMMUNITY CONSERVATION AND DEVELOPMENT

The Community Conservation and Development chapter consists of four sections: Land Use and Community Form, Economic Development, Historic and Cultural Resources and Housing. Goals and policies for land use, economic development, and historic and cultural resource preservation are presented in this chapter. Goals and policies related to housing are found in the Housing Element, which is separately adopted and bound. [Per the California EPA CalEnviroScreen mapping tool, the City does not contain any economically disadvantaged communities. Therefore, the General Plan does not include specific environmental justice goals and polices.](#)

A. Land Use & Community Form (LU)

Consistent with state legislation, the Land Use and Community Form policies guide development of Agoura Hills’ built environment to the year 2035. These are based on and distill the policies from all general plan elements into a set of coordinated actions that manage how existing neighborhoods, commercial centers, business districts, and open spaces will be conserved and how growth will be managed to protect the qualities that distinguish the City. As such, the land use and community form goals and policies serve as the central organizing element for the General Plan as a whole. Policies for the conservation of natural resources, as specified by the Natural Resources Element, and protection of residents from the risks of hazards, as specified by the Safety Element, are reflected in the distribution and densities of uses. Land use capacities reflect Agoura Hills’ intentions for economic development, job generation, and fiscal balance. These are correlated with the provision of adequate housing to meet the needs of existing and future residents, as specified by the Housing Element, as well as the provision of transportation and utility infrastructure and community parks and other services, as specified by the Infrastructure and Community Services Element. Implicitly, the Land Use Element serves as the central point for decisions regarding how the City of Agoura Hills will evolve and mature over the next 25 years.



Lake Lindero

Land Use and Community Form policies are expressed in two forms: (a) a map that depicts the geographic distribution of land uses in the City and (b) text defining the set of action-oriented strategies that carry out and support the planned distribution of uses consistent with Agoura Hills’ intentions for the form and character of the community and development. The policies are organized in four sections: (a) growth and change; (b) citywide land use and urban design; (c) land use categories, standards, and guidelines; and (d) community subareas

and districts. Policies in the first two sections apply globally throughout the City, regardless of location or specific land use category. The third section defines policies specifically related to each category of permitted land use, as designated on the land use map. The final section presents policies related to the unique issues and planning objectives for specific subareas and districts of the City, which supplement and build upon the general policies presented in the preceding sections.

As Agoura Hills is almost fully developed, the land use policies focus on how population and employment growth can be managed to preserve the qualities that distinguish the City's neighborhoods, business districts, and open spaces. They recognize that most of the City will be conserved for its existing type and densities of land use, and provide direction for their long-term maintenance. At the same time, they recognize that change will occur in limited areas that (a) have been previously planned to accept growth; (b) enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics; and (c) to meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions. In these locations, policies provide for contextual infill that builds upon existing development and is sensitive to its environmental setting.

Growth and Change

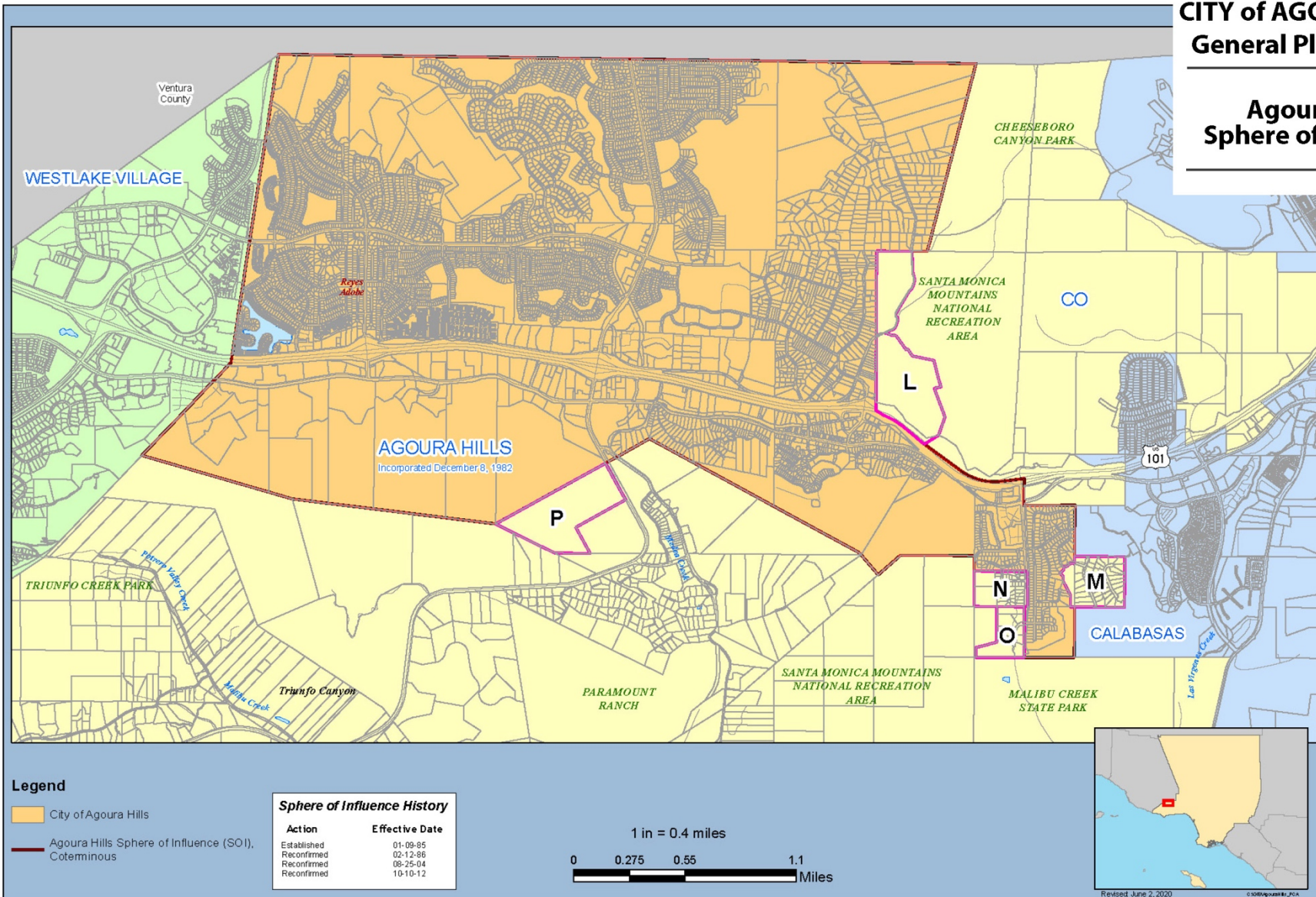
Policies in this section provide for strategic growth and change that preserve existing neighborhoods and targets new development to infill areas that are vacant or underutilized and scaled to complement adjoining uses. Changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts. [The Local Agency Formation Commission \(LAFCO\) for the County of Los Angeles prepared a service review September 9, 2020 and adopted an expanded Sphere of Influence \(SOI\) for the City. The City's boundary and SOI are not coterminous. The adopted SOI is shown in Figure LU-1. No disadvantaged unincorporated communities \(DUCs\) exist within or adjacent to any of the City's boundaries or SOIs, including fringe or island areas of the SOI.](#)

Goal LU-1

Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

**CITY of AGOURA HILLS
General Plan Update**

**Agoura Hills
Sphere of Influence**



Source: LAFCO and City of Agoura Hills, November 2021.



Figure LU-1



CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

Intentionally Blank.

Policies

- LU-1.1 Building Intensity and Population Density.** Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,139 housing units, 1,850,907 square feet of retail services, 3,341,448 square feet of business park/office uses, and 1,118,126 square feet of business park manufacturing uses. *(Imp LU-1, LU-2)*
- LU-1.2 Development Locations.** Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces. *(Imp LU-1)*
- LU-1.3 Development Phasing.** Phase development and public facilities working with other public entities to assure that adequate public facilities are available at the time of occupancy. *(Imp LU-3, LU-4, U-41, U-56)*
- LU-1.4 Share Costs of Development.** Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions. *(Imp LU-5, LU-6, LU-7, LU-8, LU-9)*

Citywide Land Use and Urban Design

Policies in this section articulate a vision for a sustainable city of livable residential neighborhoods and distinctive and economically successful centers and corridors that incorporate more compact development, energy- and resource-efficient buildings, attractive pedestrian-friendly streets, and maintain the hillsides and open spaces that frame the City's development.

Goal LU-2

City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policies

- LU-2.1 Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs, and provide market support to economically

sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element. *(Imp LU-1, LU-13)*

- LU-2.2 Retail Services.** Provide for and encourage the development of a broad range of uses in Agoura Hills’ commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending. *(Imp LU-1, LU-14, LU-15, LU-19)*
- LU-2.3 Employment Opportunities.** Provide for a variety of commercial uses that offer job opportunities for Agoura Hills’ residents, including retail, office, light industrial, and research and development. *(Imp LU-1)*
- LU-2.4 Visitor-Serving Uses.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica Mountains park users. *(Imp LU-1, LU-10)*
- LU-2.5 Community Services.** Provide a diversity of uses and services supporting Agoura Hills’ residents, such as facilities for civic governance and administration, public safety (police and fire), parks and recreation, seniors and youth, community meetings, and comparable activities. Work with external agencies supporting their provision of services and facilities not under the City’s jurisdiction, such as public schools and quasi-public infrastructure. *(Imp LU-1, U-1, U-2, U-11, U-12, U-41, U-53, CS-1, CS-5, CS-10, CS-11, CS-12, CS-14, CS-16, CS-25, CS-34)*

Goal LU-3

City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policies

- LU-3.1 Scenic and Natural Areas.** Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-1, NR-4, NR-5, NR 6, NR-7, NR-13, NR-15, NR-16)*
- LU-3.2 Hillside.** Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas. *(Imp LU-11, LU-12)*
- LU-3.3 Open Spaces and Greenbelts.** Provide a network of open spaces and greenbelts with pedestrian access where appropriate. *(Imp LU-15, CS-21, NR-2)*

- LU-3.4 Tree Preservation.** Continue to sustain oak trees, which are an integral part of the City’s character, and consider the protection of other valuable tree species. *(Imp LU-16, NR-6)*
- LU-3.5 Creeks and Natural Drainages.** Maintain the form and health of resources and habitat in the City’s natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements. *(Imp NR-7, NR-15, NR-16, NR-17)*
- LU-3.6 Development Respect for Environmental Setting.** Encourage development to be located and designed to respect Agoura Hills’ natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15)*
- LU-3.7 Public Viewsheds.** Whenever possible, preserve vistas of the community from public use areas. *(Imp LU-11, LU-12, LU-14, LU-15, NR-6)*
- LU-3.8 Night Sky.** Preserve view of the night sky through control of outdoor lighting. *(Imp LU-12)*
- LU-3.9 Open Space Preservation.** For any change in allowed use on properties in the OS land use district, a two-thirds vote of the voters of the City is required. *(Imp LU-10)*

Goal LU-4

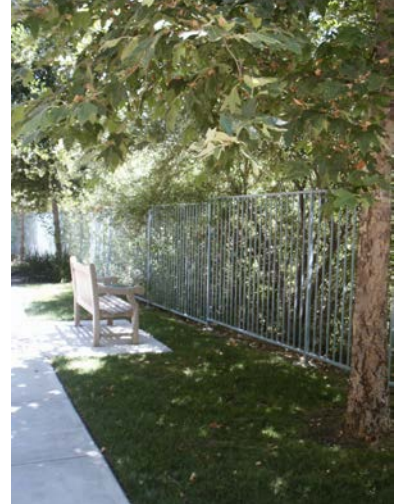
City Form and Structure. Structure and form of development that respects Agoura Hills’ natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

Policies

- LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hills’ environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors. Figure LU-2 (Open Space Framework) depicts the key environmental elements that shape the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-7)*

LU-4.2 Connected Open Space Network.

Maintain and, where incomplete, develop a citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces. *(Imp LU-14, LU-15, M-10, M-31, M-34, CS-21, NR-1, NR-2)*



Path and bench along Medea Creek

LU-4.3 Organization of Places.

Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business park/employment uses in centers and along the freeway corridor. *(Imp LU-1, LU-10, LU-14, LU-15)*

LU-4.4 Concentration of Development Density. Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems. *(Imp LU-1, LU-10, LU-14, LU-15)*

LU-4.5 Development Compatibility. Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses. *(Imp LU-10, LU-12, LU-17)*

LU-4.6 Building Scale and Design. Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features. *(Imp LU-12, LU-14, LU-15)*

LU-4.7 Building Relationship to Public Places. Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side. *(Imp LU-12, LU-14, LU-15)*

LU-4.8 Connectivity. Promote the development of complete pedestrian, bicycle, and vehicular connections that provide access from all residential neighborhoods to commercial, employment, cultural, civic, recreational, and open space destinations. *(Imp M-4, M-7, M-10, M-14, M-31, M-34, CS-21, CS-24, NR-2)*



Walkable tree-lined street on Agoura Road.

LU-4.9 Integration of Open Space Areas with Development. Incorporate sufficient open areas of in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation. *(Imp LU-10, LU-14, LU-15, NR-2)*

LU-4.10 Community Identity. Provide enhanced paving, entry monuments, and other special design features at key entry points to the City. *(Imp LU-14, LU-18)*

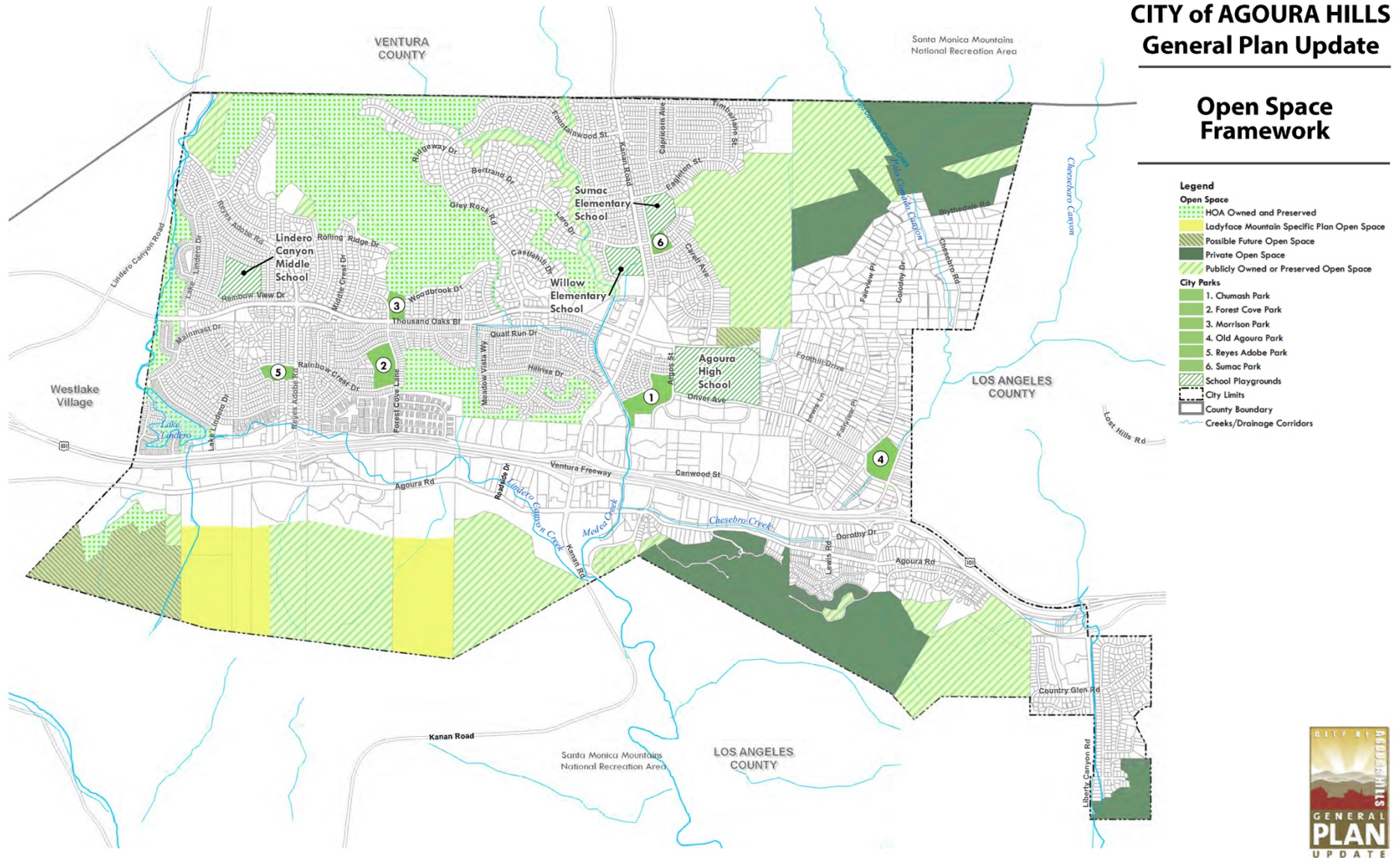
LU-4.11 Plans for Cohesive Development. Encourage the use of specific plans or other master planning policy and regulatory documents as a tool to implement general plan policies for cohesive coordinated development in high-profile areas of the community. *(Imp LU-14, LU-15, LU-19)*

Goal LU-5

City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

CITY of AGOURA HILLS General Plan Update

Open Space Framework



- Legend**
- Open Space**
- HOA Owned and Preserved
 - Ladyface Mountain Specific Plan Open Space
 - Possible Future Open Space
 - Private Open Space
 - Publicly Owned or Preserved Open Space
- City Parks**
1. Chumash Park
 2. Forest Cove Park
 3. Morrison Park
 4. Old Agoura Park
 5. Reyes Adobe Park
 6. Sumac Park
- Other Features**
- School Playgrounds
 - City Limits
 - County Boundary
 - Creeks/Drainage Corridors



Source: City of Agoura Hills, 2009.

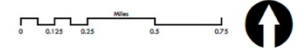


Figure LU-2

Intentionally Blank.

Policies

- LU-5.1 Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings. *(Imp U-37, U-44, U-45, U-49, U-50, U-51, U-52)*
- LU-5.2 Existing Structure Reuse.** Encourage the retention of existing structures and promote their adaptive reuse with “green” building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent. *(Imp LU-21, U-50, U-51)*
- LU-5.3 Heat Island Effect.** Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots. *(Imp LU-10, LU-22, NR-9)*
- LU-5.4 Sustainable Land Development Practices.** Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:

 - Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
 - Capture and re-use of stormwater on-site for irrigation
 - Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
 - Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
 - Use of permeable paving materials
 - Shading of surface parking, walkways, and plazas
 - Management of wastewater and use of recycled water *(Imp LU-14, M-31, M-32, M-34, U-3, U-4, U-6, U-7, U-8, U-9, U-22, U-23, U-41, U-44, U-50, U-51, U-52, CS-21, CS-24, NR-4, NR-5, NR-7, NR-9, NR-10, NR-11, NR-12, NR-13, NR-14, NR-15, NR-16, NR-19, NR-26, NR-27)*
- LU-5.5 Revitalization of Obsolete and Underused Properties.** Encourage the use of redevelopment tools such as tax increment financing, consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor. *(Imp LU-23)*
- LU-5.6 Building Rehabilitation.** Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City. *(Imp LU-23)*

LU-5.7 Housing Maintenance. Encourage the continued high maintenance levels of the City’s housing stock. (*Imp LU-13*)

Land Use Categories, Standards, and Guidelines

LAND USE DIAGRAM

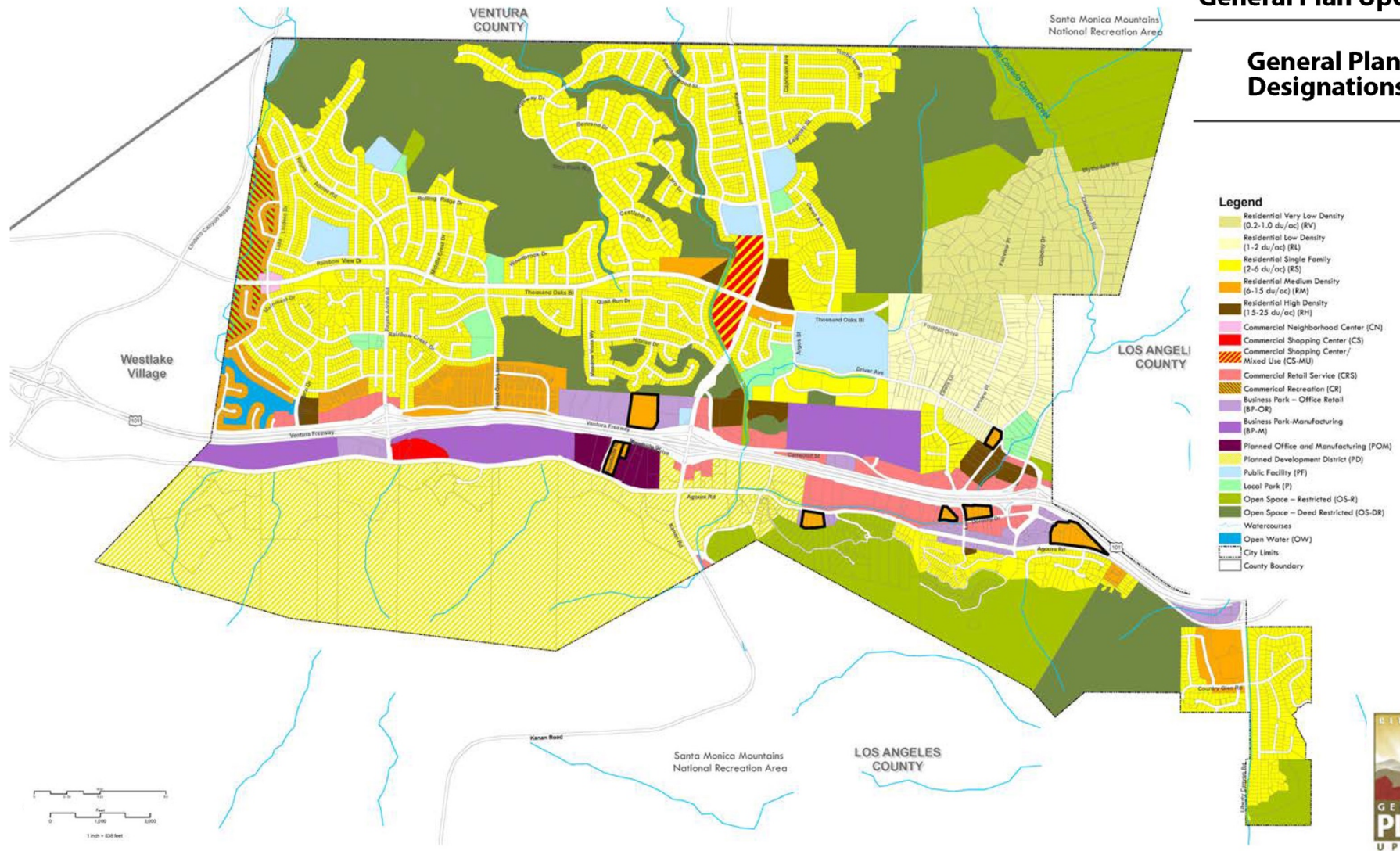
This section of the General Plan presents the diagram and standards that regulate the distribution and density/intensity of development permitted in the City of Agoura Hills. It establishes a system of land use classifications that define permitted uses, development densities/intensities, and, where applicable, intentions for physical form and design. The Land Use Diagram is presented in Figure LU-3 (Land Use Diagram) and development standards are specified below. Table LU-1 (Land Use Capacities) indicates the acreage and amount of development that would be accommodated in each land use category.

The map divides the City into various land use categories and assigns each category a name, or land use designation. Land use designations provide necessary information about the type and nature of development permitted at a given location. While the terms “residential,” “commercial,” and “industrial” generally are well understood, more unique designations like “Mixed Use” require explanation. Equally important, state law requires that the General Plan provide clear and concise definitions of the land use categories indicated on Figure LU-4 (Community Districts and Subareas). These definitions are provided under the heading “Land Use Classifications.”

The Agoura Hills General Plan establishes eighteen land use categories. The five residential categories allow for a variety of housing types for all density ranges. Four commercial designations and two business park/industrial designations accommodate and encourage a range of community service and income-generating businesses. The *Commercial—Shopping Center/Mixed Use* category accommodates a mix of community-serving retail commercial uses with housing development. To allow for creative use of vacant and underutilized properties, a *Planned Development* designation is established. The *Public Facility*, *Open Water*, *Local Park*, *Restricted Open Space*, and *Open Space/Deed Restricted* categories are intended to protect lands for necessary public service and open space uses.

CITY of AGOURA HILLS General Plan Update

General Plan Designations



Source: City of Agoura Hills, September 2021.



Figure LU-3

Intentionally Blank.

Table LU-1 Land Use / Development Capacity

Land Use Category	Maximum Permitted Density/Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet
Residential			
Residential—Very Low Density	(0.2–1 du/ac)	243. 44	243
Residential—Low Density	(1–2 du/ac)	154. 56.7	30943
Residential—Single Family	(2–6 du/ac)	1,068.6	6,413
Residential—Medium Density	(6–15 du/ac)	140.1	2,102
Residential—High Density	(15–25 du/ac)	47.3	1,183
Commercial/Office			
Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
Commercial Shopping Center	(0.4:1 FAR)	8.5	41,817
Commercial Shopping Center-Mixed Use	(0.4:1 FAR)	26.0	453,024
Commercial Retail/Service	(0.4:1 FAR)	402.3 98.4	1,714,522 82,475
Commercial Recreation	(0.5:1 FAR)	27.9	607,662 733,942
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8 59.5	2,402,769 1,814,579
Planned Office Manufacturing	(0.7:1 FAR)	24.0	733,942
Planned Development	*	850.6	*
Open Space/Park			
Restricted Open Space (3)	(1 du/5 acres)	1,000.5	N/A
Restricted Open Space/Deed Restricted	NA	304.2	N/A
Local Park	NA	73.5	N/A
Other			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
Total City Acreage		4,366.2	NA

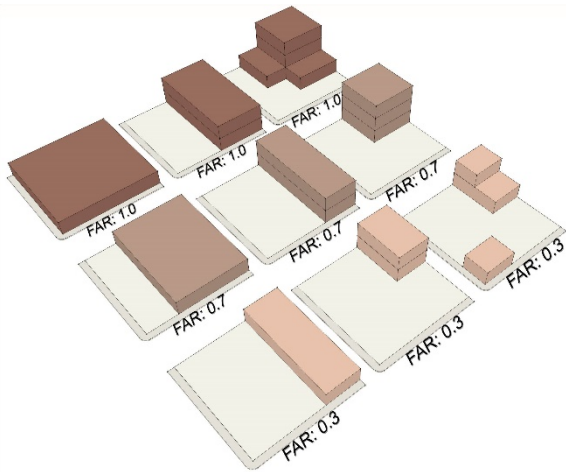
Table LU-1 Land Use / Development Capacity

Land Use Category	Maximum Permitted Density/ Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet

1. Density variable depending on slope density criteria. Actual density may be reduced further based on City's Hillside Ordinance
 2. Additional dwelling units can be achieved through density bonus incentives
 3. No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
 4. Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- * Development prescribed by Specific Plan and/or other City Council approvals.

This element uses specific urban planning terms to define the land use categories. For residential uses, the term “density” means the population and development capacity of land. Density ranges are expressed in dwelling units (the individual residential living spaces) per acre. Development “intensity,” which applies to nonresidential uses, refers to the extent of development on a lot—the total building square footage, building height, the floor area ratio, and/or the percent of lot area covered by a building.

Simply stated, floor area ratio, or FAR, represents the ratio between the total *gross floor area* of all buildings on a lot and the *total area of that lot*. *Gross floor area* includes occupiable building area, enclosed mechanical equipment, elevator shafts, lobbies, hallways, storage/maintenance rooms, as well as enclosed aboveground parking. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot. For example, a 20,000-square-foot building on a 40,000 square foot lot yields an FAR of 0.50:1, as illustrated in the adjacent figure. The FAR controls use intensity on a lot. A 0.50 FAR allows a low-rise building which covers most of the lot, a mid-size structure with reduced lot coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills). FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.



LAND USE CLASSIFICATIONS

All land in the Planning Area is designated with one of eighteen land use classifications. These classifications are described as follows:

Residential Neighborhoods

Residential—Very Low Density (RV) (0.2–1 dwelling units/acre)



This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, areas of 25 percent or greater slope that require careful design considerations for placement of residential units may be included in the *Residential—Very Low Density* category. This is intended to minimize grading, soils, geologic, seismic, and other related hazards, as well as visual impact of development on steep slopes.

Dwelling units and ancillary structures shall be located, scaled, and designed to blend with the natural setting, minimizing the visual impacts of development. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved for open space.

Local roads and public improvements to support this development category may be of rural standards (i.e., no curbs, no sidewalks, and reduced street lighting) as defined in the Infrastructure and Community Services Element.



Residential—Low Density (RL) ***(1–2 dwelling units/acre)***

This category provides large lots of one-half to one acre in size. This category includes estate-sized lots. This area is suitable for equestrian estates and rural street standards, as specified above for the *Residential—Very Low Density* category. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Residential—Single Family (RS) ***(2–6 dwelling units/acre)***

This land use category includes all remaining areas designated for development with conventional single-family detached housing. Development at this density requires full urban levels of public service and improvements. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.



Residential—Medium Density (RM) ***(6–15 dwelling units/acre)***

This land use category includes densities appropriate for duplexes, townhomes, condominiums, and low-density apartments. Parcels should be laid out to minimize the visual impact of development as well as roads. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.

There are two zoning districts within this land use classification: (1) The Affordable Housing Overlay (AHO); and (2) the Residential-Medium Density (RM). The AHO district provides for a density of 20-25 dwelling units/acre and requires an increase in the number of units provided for the lower-income household affordability categories than required by the City's Inclusionary Housing Ordinance. The AHO does not apply to all parcels in this land use classification. For a parcel designated with the AHO, a property owner may choose to develop according to the AHO district or the base zoning district of RM at 6-15 dwelling units per acre.

Residential—High Density (RHD)
(15–25 dwelling units/acre)

This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize the visual impact of development as well as roads.



Commercial Centers

Commercial Neighborhood Center (CN)
(0.4:1 FAR, 35 ft. maximum building height)

The *Neighborhood Center* category is intended to accommodate small retail, personal service, restaurant, and ancillary uses whose tenants occupy generally serve residents located within one mile of the property. Offices are also permitted under this category.

Neighborhood commercial centers are located on arterial and collector intersections to provide convenient access to and from adjacent neighborhoods.

Commercial Shopping Center (CS)
(0.4:1, FAR, 35 ft. maximum building height)

The *Shopping Center* category is used to indicate areas of concentrated retail uses where shoppers often visit a number of related establishments. Shopping centers include food, drug, clothing, and other retail uses and services, such as small restaurants, laundries, and banks. Offices are also permitted under this designation.

Shopping centers are located at key arterial intersections to provide for convenient access to and from adjacent land uses.

Commercial Retail/Service (CRS)
(0.4:1 FAR, 35 ft. maximum building height)

The *Retail/Service* category includes miscellaneous retail and service uses for which a shopper in general makes a single-purpose visit to one establishment. Such uses include service and repair facilities, small offices, medical/dental, hardware and building materials stores, auto and accessories dealers, appliance outlets, etc. Office uses are also permitted in areas designated for *Commercial Retail/Service*.



Furniture district on Canwood Street

Commercial Recreation (CR)
(0.50:1 FAR, 35 ft. maximum building height)

This land use category includes commercial uses normally considered to be recreation-oriented, such as golf courses with ancillary retail sales and restaurants.

Mixed-Use Development

Commercial Shopping Center—Mixed Use (CS-MU)
(0.4:1, FAR, 35 ft. maximum building height for retail and office uses; 1.5 FAR and 45 ft maximum building height for mixed-use buildings integrating housing with retail)

The shopping center/mixed-use land use category is used to promote the development of a “village-like” environment where residents can live in close proximity to commercial services and offices. This would include retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units either on the upper floors of buildings containing ground level nonresidential uses, or housing adjacent to the retail and office uses, as part of the Mixed Use provision. Development is required to incorporate pedestrian and landscaping amenities and outdoor oriented uses.

There are two zoning districts within this land use classification: (1) The Affordable Housing Overlay (AHO); and (2) the Commercial Shopping Center – Mixed Use (CS-MU). The AHO district provides for a density of 20-25 dwelling units/acre and requires an increase in the number of units provided for the lower-income household affordability categories than required by the City’s Inclusionary Housing Ordinance. For a parcel designated with the AHO, a property owner may choose to develop according to the AHO district or the base zoning district of CS-MU, with the residential density of 15 dwelling units/acre.

Industrial/Business Parks

Business Park—Manufacturing (BP-M) (0.7:1, 35 ft. maximum building height)

This category includes larger-scale businesses involved in research and development, light manufacturing, distribution. Ancillary commercial businesses servicing employees of primary manufacturing and office uses are also accommodated, such as financial institutions, restaurants, health clubs, personal services, and business supply uses.



Business Park—Office/Retail (BP-OR) (0.7:1 FAR, 35 ft. maximum building height)

This land use category includes general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact than the *Business Park—Manufacturing* category. Structures are smaller and less dependent on large development sites than the *Business Park—Manufacturing* category. Retail uses typically serve as support to the primary office use.



Office development

Planned Development

Planned Development (PD)

The *Planned Development* category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide the (a) integration of multiple buildings and/or a mix of land uses into a distinct and cohesive district and/or (b) location and design of development to respond to localized site constraints such as topography, natural resources, and drainage. By statute, such plans are required to be consistent with and are intended to prescribe greater detail than the General Plan. In this regard, they may be more, but not less, restrictive. Permissible densities and cumulative development yield shall be specified by the specific plan, master plan, or other regulatory document. Prior to the adoption of such a plan, permitted uses and densities shall be determined by the underlying category of use proposed for the property (e.g., business park—office/retail or high-density residential).

Two areas designated as *Planned Development* by the General Plan are subject to adopted specific plans: The *Ladyface Mountain Specific Plan* and the *Agoura Village Specific Plan*. A third area immediately north of the *Agoura Village Specific Plan* and west of Kanan Road is designated as *Planned Development* with the intent for a specific plan, master plan, or other regulatory document to guide the

integrated development of housing with retail, office, entertainment, and comparable uses as a pedestrian-oriented center.

Open Space, Parks, and Recreation

Open Space—Restricted (OS-R)

The *Open Space—Restricted* category includes areas for which development rights are assumed to exist but development potential is constrained because of topographic, soils, geologic, and seismic hazards, as well as natural habitats, oak trees, visual/aesthetic values and related concerns. In Table LU-1, some dwelling units are assigned to restricted open space areas, limited to densities of no greater than one unit per five acres. The Hillside Ordinance may reduce the number of developable units further.

A number of these OSR designated properties may eventually become dedicated open space. Several owners of properties in the Old Agoura, Southeast Ridge, and Indian Hills areas have dedicated their development rights on hillside slopes, thus contributing to preservation of the City's open space resources.

The General Plan map differentiates *Open Space—Deed Restricted* areas with deed restrictions that provide additional limitations on their use as open space. Some of these areas are owned by public agencies and some by private homeowners' associations (HOAs). Numerous private homeowners associations have adopted Covenants, Conditions, and Restrictions (CC&Rs) to limit development on open space areas within their tracts. Two residential tracts, Morrison Ranch and Chateau Park, have significant open space acreages that are held and maintained by the homeowner association. All of the factors described for the OSR category also apply to the OS-DR designation. This designation also applies to publicly owned open space.

In order to protect, preserve and enhance the existing open space in Agoura Hills, in 1999, the City of Agoura Hills adopted an ordinance that requires a two-thirds vote of the voters of the City should a change in allowed uses, permitted or conditionally permitted, in the Open Space land use district (OS-R or OS-DR) be proposed.

Local Park (P)

This category accommodates local recreation and active and passive parks serving the local community in nearby residential areas.

Open Water (OW)

This land use category applies to permanent water areas. Lake Lindero is designated *Open Water*.

Public Facilities

Public Facilities (PF) (0.50:1 FAR, 35 ft. maximum building height)

City, county, and other government properties and facilities are permitted in any land use category. Public facilities also include public utilities and utility rights of way. As examples, the Agoura Hills Civic Center is located in PD, the fire station in BP-OR, and the post office in BP-M. Selected sites and facilities, such as public schools, are designated with a Public Facilities (PF) classification.

POPULATION DENSITY

The number of residents per acre can be calculated by multiplying the average dwelling unit per acre for each residential land use designation by a factor of 3.13, which is the average household size in Agoura Hills, per the 2008 Department of Finance Population Estimates.

LAND USE DIAGRAM GOALS AND POLICIES

The following goals and policies apply to the categories of land use depicted on Figure LU-3 regardless of location in the City of Agoura Hills, and supplement the specifications for use, density, and character defined in the preceding description of the “Land Use Classifications.” No additional policies are defined in this section to manage development for the *Local Parks*, *Restricted Open Space*, *Open Space/Deed Restricted*, and *Open Water* categories. Additional policies applicable to the unique conditions or development objectives of a specific site are specified in the subsequent section of this Element.

Goal LU-6

Land Use Distribution and Urban Form. Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

Policies

LU-6.1 Land Use Diagram. Accommodate development consistent with the Land Use Diagram shown in Figure LU-3 (Land Use Diagram) and Land Use Classifications specified in the preceding section. (*Imp LU-1*)

Residential Neighborhoods

Policies in this section provide for the protection, maintenance, and enhancement of Agoura Hills’ residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-7

Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policies

LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents. (*Imp LU-10, LU-12, LU-25, LU-27*)

LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City's *Architectural Design Standards and Guidelines* to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the *Standards and Guidelines*:

- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials (*Imp LU-10, LU-12, LU-25, LU-27*)

LU-7.3 Senior Housing. Encourage the development of senior housing in neighborhoods that is accessible to commercial services, health and community facilities, and public transit. (*Imp LU-13*)

LU-7.4 Complete Neighborhoods. Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Agoura Hills' neighborhoods. (*Imp CS-1, CS-2, CS-5, CS-6, CS-8*)



Walkable tree-lined street

LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use. (*Imp M-31, M-34, CS-21, CS-23, CS-24*)

- LU-7.6 Neighborhood Connectivity.** Maintain sidewalks or other means of pedestrian connections to neighborhood commercial centers, parks, schools, and other community activity centers. *(Imp M-31, M-32, M-34)*
- LU-7.7 Environmental Setting.** Protect and enhance the unique features of Agoura Hills’ residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes. *(Imp LU-10, LU-12, LU-24, M-34)*
- LU-7.8 Neighborhood Protection.** Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways. *(Imp LU-10, LU-12, LU-26)*
- LU-7.9 Housing Maintenance.** Recognize maintenance of the City’s housing stock as a high priority. *(Imp LU-13)*
- LU-7.10 Neighborhood Transitions.** Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character. *(Imp LU-10, LU-12, LU-25, LU-27)*
- LU-7.11 Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic. Zoning and design review shall ensure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas. *(Imp LU-10, LU-12, LU-17)*
- LU-7.12 Safety and Code Enforcement.** Maintain aggressive code enforcement and nuisance abatement programs to ensure that Agoura Hills’ neighborhoods remain attractive, safe, and free of public nuisances. *(Imp LU-26)*

Goal LU-8

Residential Very Low– and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low–and low-density housing reflecting Agoura Hills’ history and designed to respect their environmental setting.

Policies

- LU-8.1 Neighborhood Identity.** Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals. *(Imp LU-10, LU-27)*
- LU-8.2 Development Compatibility with Community Character.** Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails. *(Imp LU-10, LU-27)*
- LU-8.3 Integration of Development with Natural Setting.** Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines. *(Imp LU-10, LU-11, LU-12, LU-27)*
- LU-8.4 Property Setbacks.** Encourage variable setbacks to enhance streetscape character and increase building separation. *(Imp LU-10, LU-12, LU-27)*
- LU-8.5 Building Materials and Colors.** Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments. *(Imp LU-1-, LU-12, LU-27, LU-28)*
- LU-8.6 Landscaping.** Require that on-site landscapes transition smoothly to the natural undeveloped open areas. *(Imp LU-28, LU-29)*
- LU-8.7 Open Spaces.** Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area. *(Imp LU-12, LU-27)*



Very low residential

Goal LU-9

Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City's distinct residential neighborhoods.

Policies



Morrison Highlands

LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Agoura Hills' single-family neighborhoods. *(Imp LU-10, LU-25)*

LU-9.2 Parks and Open Space Amenities. Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and

are within easy walking distance of residents. (*Imp M-31, M-34, CS-1, CS-2, CS-5, CS-6*)

Goal LU-10

Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental opportunities that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for their residents.

Policies

LU-10.1 Character and Design. Require that new and renovated housing within existing multi-family neighborhoods be located and designed to sustain the high level of architectural design quality and the character of the existing land forms in accordance with Policy LU-4.1 and the following principles as identified in the City's *Architectural Design Standards and Guidelines*:

- Treatment of the elevations of buildings facing public streets and pedestrian ways to achieve the highest level and contextual fit of urban design and neighborhood quality
- Sensitive site planning and architectural design that mitigates the scale of larger buildings through careful use of building massing and modulation, setbacks, façade articulation, fenestration, differentiation of individual living units, varied parapets and roof planes, and pedestrian-scaled architectural details (*Imp LU-10, LU-12, LU-27*)

LU-10.2 Amenities. Encourage new multi-family development to provide amenities for residents, such as on-site recreational facilities and community meeting spaces, and landscaped buffers between multi-family developments and adjacent single-family uses. (*Imp LU-12, CS-8*)

LU-10.3 Development Transitions. Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts. (*Imp LU-10, LU-12, LU-27*)

LU-10.4 Streetscapes. Require that multi-family neighborhoods include ample common open spaces, and tree-lined walkways or pathways furnished with appropriate pedestrian amenities that provide comfortable and attractive settings to accommodate pedestrian activity. (*Imp LU-10*)

Goal LU-11

Supporting Uses in Residential Neighborhoods. Ancillary uses serving residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

Policies

- LU-11.1 Home Occupations.** Accommodate home occupation uses in residential neighborhoods, provided that they have no significant traffic, parking, delivery, or other impacts associated with the business activity on the neighborhood. *(Imp LU-10)*
- LU-11.2 Daycare Centers.** Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law. *(Imp LU-10)*
- LU-11.3 Religious Institutions.** Regulate the location and use of religious institutions in and adjoining residential neighborhoods to prevent significant traffic, parking, noise, and other impacts. *(Imp LU-10)*

Commercial Districts

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed commercial districts that offer a diversity of goods and services for residents; provide quality places to walk, shop, and be entertained; and contribute revenue to support City services.

Goal LU-12

Diverse Districts and Corridors. A diversity of vital and active commercial districts providing a choice of uses and activities for Agoura Hills' residents and visitors.

Policies

- LU-12.1 Diversity of Uses.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers and corridors that reduce the need to travel to adjoining communities, and that capture a greater share of local spending. *(Imp LU-1, LU-10)*
- LU-12.2 Freeway Corridor.** Accommodate the development of commercial centers within the freeway corridor to provide a strong fiscal base for the City. Facilitate the development of vacant and underutilized freeway parcels with commercial uses that capitalize on their freeway access and visibility in an aesthetically pleasing manner. *(Imp LU-1, LU-10, LU-12, LU-23)*
- LU-12.3 Shopping Centers.** Focus larger scale retail development in consolidated shopping centers that offer a variety of retail goods and amenities for Agoura Hills' residents. *(Imp LU-10)*
- LU-12.4 Visitor Serving Commercial.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica National Recreation Area users. *(Imp LU-10)*

LU-12.5 Differentiation of Districts. Establish and maintain distinct identities for Agoura Hills’ commercial districts, differentiating neighborhood, shopping center, and retail service centers and corridors by use, scale, and form of development, amenities, and linkages with adjoining residential neighborhoods. *(Imp LU-1, LU-10, LU-32, LU-34, LU-40)*

Goal LU-13

Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policies

LU-13.1 Enhanced Design Character. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape. *(Imp LU-20, LU-30)*

LU-13.2 Architecture and Site Design. Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:

- Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
- Incorporation of signage that is integrated with the buildings’ architectural character and provides meaningful identification
- Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
- Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape, wayfinding signage
- Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities *(Imp LU-10, LU-12, LU-20, LU-30, LU-31, LU-32, LU-34)*

LU-13.3 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible and minimize impacts through such techniques as:

- Incorporation of landscape, decorative walls, enclosed trash containers, and/or comparable buffering and/or screening elements
- Attractive architectural treatment of elevations facing the residential uses
- Use of low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and to preserve a natural twilight environment at night
- Location of automobile and truck access and unloading areas to prevent impacts on residential traffic and privacy (*Imp LU-10, LU-12, LU-14*)

LU-13.4 Retail Streetscapes. Maintain and, where deficient, improve street trees, plantings, furniture (such as benches, trash receptacles, newsracks, and drinking fountains), signage, public art, and other amenities that promote pedestrian activity in retail commercial districts. (*Imp LU-31, LU-24, HR-4*)

LU-13.5 Connectivity to Neighborhoods. Require that commercial districts be linked to adjoining residential neighborhoods and other retail districts by well-designed and attractive pedestrian sidewalks and corridors. (*Imp M-34*)

LU-13.6 Bicycle Facilities. Encourage developers of retail commercial centers to incorporate facilities that promote customer and employee access by bicycles, such as secured storage, showers, and lockers. (*Imp LU-33*)

Commercial Shopping Center/Mixed-Use Districts

Goals and policies of this section of the General Plan provide for the development of properties and buildings that integrate a diversity of uses, such as retail, office, restaurant, entertainment, and residential uses, which are developed as quality places to live, walk, shop, and be entertained. Developments that includes residential are intended to provide opportunities for an individual to participate in multiple activities on a site (shopping, working, living, recreating, and so on), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

Goal LU-14

Mixed-Use. Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills’ residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.

Policies

- LU-14.1 Land Use Mix.** Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site. *(Imp LU-1, LU-14, LU-19)*
- LU-14.2 Ground Floor Development.** Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians. *(Imp LU-1, LU-14, LU-19, LU-34)*
- LU-14.3 On-Site Amenities.** Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents. *(Imp LU-34, CS-8)*
- LU-14.4 Design Integration.** Require that residential and nonresidential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape. *(Imp LU-34)*
- LU-14.5 Compatibility of Residential and Nonresidential Uses.** Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements. *(Imp LU-10, LU-34, N-2)*

Business Parks

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed office districts that offer employment opportunities for Agoura Hills' residents and contribute revenue to support City services.

Goal LU-15

Quality Business Parks. A diversity of business parks accommodating office and light industrial uses that provides a variety of job opportunities for Agoura Hills' residents.

Policies

- LU-15.1 Diversity of Business Park Uses.** Provide for a variety of business park uses that offer job opportunities for Agoura Hills' residents, including office, light industrial, and research and development. *(Imp LU-1)*
- LU-15.2 Supporting Uses.** Encourage the integration of uses in business parks and industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday, including such uses as

financial services, business services, restaurants, and health clubs. (*Imp LU-10, LU-35*)

LU-15.3 Business Park and Office Locations. Target the development of office centers and business park uses within the freeway corridor, facilitating their development on vacant and underutilized parcels that capitalize on their freeway access and visibility. (*Imp LU-10, LU-23*)

LU-15.4 Childcare Facilities. Encourage major business park and industrial development projects to incorporate childcare facilities on site. (*Imp LU-35*)

LU-15.5 Bicycle Facilities. Encourage major business park and industrial business park projects to incorporate facilities that promote employee access by bicycles, such as secured storage, showers, and lockers. (*Imp LU-38*)

Goal LU-16

Well-Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.

Policies

LU-16.1 Site Planning. Require that new and renovated business park development projects are designed to accommodate safe and convenient walking, biking, and transit, and exhibit a high-quality, attractive, and cohesive “campus environment,” characterized by the following:

- Location of buildings around common plazas, courtyards, walkways, and open spaces, including amenities for the comfort of employees, such as outdoor seating areas
- Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots
- Common signage program for tenant identification and wayfinding
- Readily observable site access, entrance drives, building entries, and pedestrian paths through parking lots to create a safe haven for pedestrians and minimize conflict between service vehicles, private automobiles, and pedestrians (*Imp LU-10, LU-20, LU-31, LU-33, LU-34, M-19*)

LU-16.2 Development Form and Architecture. Require that new and renovated business park, office, and supporting buildings are designed to convey a unified and high-quality character in consideration of the following principles:

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation
- Integration of signage with the building’s architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery (*Imp LU-10, LU-12, LU-20*)

LU-16.3 Buffering from Adjacent Properties. Ensure that business park developments are positive additions to the City’s community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses. (*Imp LU-10, LU-12, S-12, N-2*)

Planned Development Districts

Goals and policies of this section of the General Plan are intended to address certain areas in the City that present special planning opportunities that provide for the special development attention of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture. The Planned Development Districts outline special land use and development standards.

Goal LU-17

Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

Policies

LU-17.1 Site Development. Require that planned development districts seamlessly integrate uses and buildings as a cohesive project characterized by:

- A connected and unifying network of public streets, sidewalks, and public open spaces
- Property setbacks, frontage design, and building massing that are generally consistent, but allow for some variation to enhance design
- Orientation and design of the ground floor of buildings to promote pedestrian activity
- Inclusion of attractively landscaped public sidewalks and open spaces
- Consideration of shared parking in lieu of separate parking for each use, where appropriate
- Transitions of development in scale and mass, and pedestrian linkages with adjoining neighborhoods and districts (*Imp LU-15, LU-14, LU-19, LU-36*)

LU-17.2 Environmental Context. Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds. (*Imp LU-14, LU-15, LU-19, LU-36*)

LU-17.3 Architectural Design Quality. Require that development in mixed-use districts conveys a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Agoura Hills. (*Imp LU-14, LU-15, LU-19, LU-36*)

Public and Quasi-Public Uses

Goals and policies of this section of the General Plan provide for the development and maintenance of civic, park, school, utility, institutional, and other public and quasi-public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community.

Goal LU-18

Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hills' neighborhoods, centers, and corridors.

Policies

- LU-18.1 Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City, such as schools, parks, and public gathering places. *(Imp (CS-1, CS-2, CS-5, CS-6, CS-14, CS-17, HR-3)*
- LU-18.2 Co-Location of Community Facilities.** Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources. *(Imp CS-6, CS-17, CS-18)*
- LU-18.3 Design of Civic Buildings and Spaces.** Lead by example, demonstrating design excellence in new buildings and properties developed by the City, such as civic facilities and public parking structures, incorporating sustainable building practices, a high level of architectural quality, public art, landscaping sensitive to natural areas, and other features that demonstrate exceptional standards for development. *(Imp LU-10, LU-12, U-7, U-49, NR-13)*
- LU-18.4 Compatibility of Public Buildings and Sites.** Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located. *(Imp LU-37, CS-4)*
- LU-18.5 Coordination with Non-City Public Service Providers.** Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan and improve their properties and design buildings at a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located. *(Imp LU-38)*
- LU-18.6 School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods. *(Imp LU-38)*
- LU-18.7 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout the City. *(Imp LU-10, LU-35)*
- LU-18.8 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, and educational purposes in appropriate locations of the City. *(Imp LU-10, HR-3)*
- LU-18.9 Parks and Open Spaces.** Seek to expand the City's parklands, greenways, and open spaces as vacant lands are available or existing buildings are demolished. *(Imp CS-1, CS-2, CS-5, NR-1)*

Open Spaces

Goals and policies of this section of the General Plan provide for the retention of lands as open space with limited or no development for the purposes of habitat protection, maintenance of natural topography and slopes, passive recreation, and hazard avoidance.

Goal LU-19

Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

Policies

- LU-19.1 City of Trees and Open Spaces.** Maintain a multi-functional “green infrastructure” consisting of natural areas, open spaces, urban forest, and parklands, which serves as a defining physical feature of Agoura Hills, provides visitors and residents with access to open spaces and recreation, is designed for environmental sustainability, and reduces greenhouse gas emissions. *(Imp U-40, CS-1, CS-2, CS-5, NR-1, NR-2, NR-4, NR-9, NR-10, NR-15, NR-16)*
- LU-19.2 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of passive recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefit. *(Imp LU-14, LU-15, NR-1)*
- LU-19.3 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s parks and open space systems. *(Imp M-34, CS-21, NR-2, NR-5)*
- LU-19.4 Conserve Natural Hillides.** Encourage the conservation of natural hillides in new and existing development in the City’s hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands. *(Imp LU-10, LU-11, LU-12, NR-7)*

Community Districts and Subareas

A number of neighborhoods and commercial and industrial districts in Agoura Hills are characterized by existing development, are constrained by their natural setting and/or infrastructure, or offer opportunities that are unique to their

specific locations or use. The goals and policies in this section express specific intentions for the land use, design, character, and implementation strategies that uniquely apply to and differentiate each of these subareas, which may be referred to as districts if they include multiple properties that cover a large area. These supplement and do not supersede the general goals and policies presented in earlier sections of the Plan. These subareas are depicted on Figure LU-4 (Community Districts and Subareas).

1. COMMERCIAL RECREATION/GOLF COURSE

Goal LU-20

Golf Course Property. Maintenance of the property as open space, a visual amenity, and as a recreational asset for the community.

Policies

LU-20.1 Protecting the Open Space Character.

Limit development to uses that protect and complement the area’s open space character and adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-39)*

LU-20.2 Uses.

Permit commercial recreational uses, such as golf courses and clubhouses, as well as restaurants and other ancillary structures, provided that they are located and designed to assure the visual prominence of open space and natural landscapes. *(Imp LU-10, LU-12, LU-39)*



Commercial Recreation—Lindero Golf Course

LU-20.3 Compatibility with Adjoining Neighborhoods.

Locate and design active recreational uses to assure the privacy of and protection of adjoining residents from noise, lighting, and other potential impacts. *(Imp LU-10, LU-12, LU-39)*

LU-20.4 Land Use Priorities.

Require the retention of the property as active or passive open space should the existing golf course or other non-intensive commercial recreation uses be infeasible. *(Imp LU-10, LU-12, LU-39)*

2. NEIGHBORHOOD COMMERCIAL AT THOUSAND OAKS BOULEVARD AND LAKE LINDERO DRIVE

Goal LU-21

Neighborhood-Serving Commercial Center. An economically viable commercial center serving residents of adjoining neighborhoods, where the physical appearance of buildings, landscapes, and public rights-of-way are improved to complement the neighborhood's quality and character.

Policies



Existing conditions

LU-21.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting and landscape. *(Imp LU-10, LU-12)*



*Illustrative site improvements—
landscaping, pedestrian amenities*

LU-21.2 Compatibility with Neighborhood. Require that site improvements be located and designed to assure compatibility with adjoining residential neighborhoods. *(Imp LU-40)*

LU-21.3 Streetscape Improvements. Improve the public streets and sidewalks that enhance the visual character and quality of the neighborhood commercial district, considering such elements as landscape; well-designed benches, trash receptacles, and other street furniture; decorative sidewalk and crosswalk paving; and pedestrian-oriented lighting; wayfinding signage. *(Imp LU-24)*

3. BUSINESS PARK DISTRICT WEST OF REYES ADOBE ROAD AND NORTH OF AGOURA ROAD

Goal LU-22

Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies



Existing business park development

LU-22.1 Supporting Uses. Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-35)*

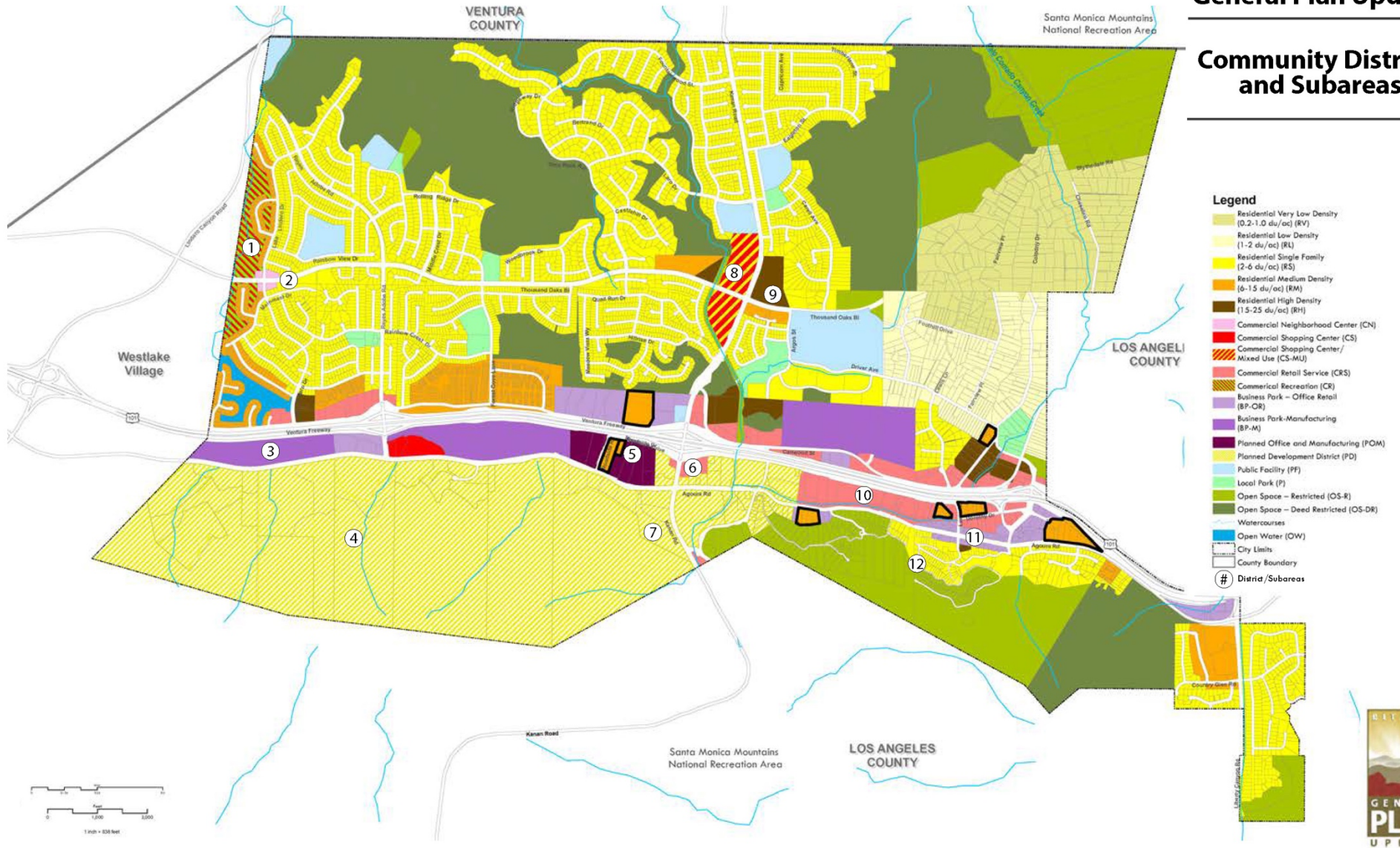
LU-22.2 Cohesive Site Development. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project. *(Imp LU-15, LU-31, LU-34)*



Infill retail and restaurant uses

CITY of AGOURA HILLS General Plan Update

Community Districts and Subareas



Source: City of Agoura Hills, September 2021.



Figure LU-4



CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

Intentionally Blank.

4. PLANNED DEVELOPMENT DISTRICT— LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-23

Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

- LU-23.1 Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-15, LU-35)*
- LU-23.2 Site Development.** Require that buildings be located and designed to reflect the area’s hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors. *(Imp LU-15)*
- LU-23.3 Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation. *(Imp LU-15)*
- LU-23.4 Landscapes.** Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces. *(Imp LU-15, LU-29)*
- LU-23.5 Trail Connectivity.** Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide Trails and Parkways Master Plan. *(Imp CS-21, CS-24)*
- LU-23.6 Specific Plan.** Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan. *(Imp LU-15)*



Ladyface Mountain



Hillside development

5. PLANNED DEVELOPMENT DISTRICT WEST OF KANAN ROAD AND NORTH OF AGOURA ROAD

Goal LU-24

Mixed-Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policies

- LU-24.1 Development Transformation.** Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. *(Imp LU-19, LU-36)*
- LU-24.2 Land Use Mix.** Allow for the development of a diversity of uses including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6. *(Imp LU-19, LU-36)*
- LU-24.3 Internal Street Network.** Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity. *(Imp LU-19, LU-36)*
- LU-24.4 Site Development.** Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network. *(Imp LU-19, LU-36)*
- LU-24.5 Connectivity.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village. *(Imp LU-19, LU-36)*
- LU-24.6 Plan for Cohesive Development.** Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation. *(Imp LU-19, LU-36)*

6. KANAN ROAD GATEWAY (FREEWAY INTERCHANGE)

Goal LU-25

Gateway to Agoura Hills. A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

Policies

- LU-25.1 Property Improvements.** Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape. (*Imp LU-10, LU-12*)
- LU-25.2 Creating Identity.** Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area. (*Imp LU-24*)

7. PLANNED DEVELOPMENT DISTRICT— AGOURA VILLAGE

Goal LU-26

Pedestrian-Oriented Mixed-Use Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

Policies

- LU-26.1 Diversity of Uses.** Accommodate a range of uses, including community-serving retail, entertainment, office, public and quasi-public, visitor-serving hotel, housing, and complementary uses. (*Imp LU-14*)
- LU-26.2 Site Development and Design.** Create a walkable, vibrant pedestrian-oriented district through such techniques as:
- Breaking of the superblocks into a smaller grid of streets and sidewalks
 - Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces
 - Targeting the development of vertical mixed-use buildings along primary street frontages

- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets.
- Development of shared parking facilities
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median
- Minimization of grading and preservation of oak trees and other native landscapes (*Imp LU-14*)

LU-26.3 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses and the nearby trail networks. (*Imp LU-14*)

LU-26.4 Specific Plan. Require that development be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and services plans, and implementation processes specified by the Agoura Village Specific Plan. (*Imp LU-14*)

8. COMMERCIAL SHOPPING CENTERS AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-27

Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.

Policies

LU-27.1 Development Improvements. Work with property owners to promote the upgrade of shopping centers for pedestrian activity and events, including such elements as:

- Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, trash receptacles, trees and plantings, public art, and other amenities
- Outdoor-oriented uses such as restaurants
- Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscape, lighting; and well-designed way-finding signage
- Site landscape that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions (*Imp LU-30, LU-32*)



Existing auto-oriented shopping center



Incorporation of pedestrian-oriented amenities

- LU-27.2 Mixed-Use Development.** Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, in accordance with Policy LU-14.1 through Policy LU-14.5 and contingent on the development of resident-serving amenities. *(Imp LU-34)*
- LU-27.3 Compatibility with Residential Neighborhoods.** Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-19, N-2)*
- LU-27.4 Streetscape Improvements.** Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods. *(Imp LU-24, LU-32, LU-41, M-10, M-19, M-21)*
- LU-27.5 Property Access.** Consider improvements for vehicle circulation among the three shopping centers, including ingress and egress points. *(Imp LU-41)*

9. TOWN AND COUNTRY TOWNHOMES AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-28

Well-Maintained Multi-Family Neighborhood. Maintenance of the quality and character of existing multi-family housing units as a resource of affordable units for Agoura Hills’ residents that complements adjoining residential neighborhoods.

Policies

- LU-28.1 Property Maintenance and Improvements.** Work with property owners and residents to promote the repair, renovation, and long-term maintenance of existing buildings and properties. *(Imp LU-13)*
- LU-28.2 Streetscape Improvements and Connectivity.** Improve sidewalks and street crossings for connectivity with adjoining shopping centers. *(Imp LU-24, LU-41)*

10. FREEWAY CORRIDOR COMMERCIAL SERVICES DISTRICT

Goal LU-29

Community-Serving Commercial District. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

Policies

- LU-29.1 Transformation and Cohesive Development.** Promote the re-use of properties developed with nonconforming uses. *(Imp LU-10, LU-12)*
- LU-29.2 Streetscape Improvements.** Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area. *(Imp LU-24)*
- LU-29.3 District Identity.** Work with property owners to improve properties for the visual enhancement of the freeway corridor. *(Imp LU-23)*
- LU-29.4 Chesebro Creek Improvements.** Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel's ability to convey floodwaters, and development of bike and pedestrian paths along its length. *(Imp NR-15)*

11. OLD AGOURA BUSINESS CENTER

Goal LU-30

Historic Business Center. A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills' history of semi-rural character.

Policies

- LU-30.1 Land Uses.** Encourage development of uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties. *(Imp LU-10, LU-42)*

LU-30.2 Identity and Character. Require that new and upgraded development reflects Old Agoura’s history and character, as specified by guidelines for site development, architecture, and public streetscapes. *(Imp LU-24, LU-43)*



LU-30.3 Streetscape Improvements. Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area’s history. *(Imp LU-24, LU-43)*

LU-30.4 Distinctive Signage. Develop a public signage program identifying historic sites and buildings. *(Imp LU-20, LU-43)*



LU-30.5 Connectivity. Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area’s heritage and character. *(Imp M-10, M-34, CS-21, CS-23)*

12. HILLSIDE NEIGHBORHOODS (INDIAN HILLS AND SOUTHEAST RIDGE AREAS)

Old Agoura historic character

Goal LU-31

Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area’s slopes and natural topography.



Policies

LU-31.1 Lot Consolidation. Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density. *(Imp LU-10)*

LU-31.2 Property Acquisition. Participate in and promote the acquisition of undeveloped parcels to preserve these as open space. *(Imp NR-1)*



Study Area 11

CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

LU-31.3 Site Design and Development. Require that housing units be located and designed to reflect the area’s hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting. *(Imp LU-11)*



Study Area 12

LU-31.4 Clustering of Housing Units. Require that buildings be clustered to minimize grading and modifications of the natural topography. *(Imp LU-11)*

LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection. *(Imp LU-29)*

B. Economic Development (ED)

The City of Agoura Hills recognizes the importance of maintaining a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services. The economic development and fiscal policies provided here are designed to enhance the City's economic vitality and sustained fiscal health to support the City's quality of life and its desirability as a great place to live, work, and play.

Goal ED-1

Economic Base. A strong and sustainable economic base that supports continued growth in City revenues.

Policies

- ED-1.1 Diversified Economic Base.** Identify and attract businesses that diversify the City's economy and provide jobs with a range of skills and wages. *(Imp ED-1)*
- ED-1.2 Business Attraction and Retention.** Promote the retention of existing and attraction of new commercial, office, research and development, and light industrial businesses and afford opportunities for their growth and expansion through the designation of sufficient land use capacity and economic development incentives. *(Imp LU-1, LU-2, ED-1, ED-2)*
- ED-1.3 Enhance Sales Tax Revenues.** Target key new retail opportunities for location along the Highway 101 corridor and elsewhere in the City to reduce sales tax leakage from the community. *(Imp LU-14, LU-19, LU-23, LU-30, LU-34, ED-1)*
- ED-1.4 Infrastructure Improvements.** Enhance Agoura Hills' attractiveness to new businesses by identifying infrastructure improvements that facilitate business development, particularly improvements in accessibility and congestion management. *(Imp LU-4, M-4, M-5, M-6, M-11, M-12, M-27, U-1, U-2, U-10, U-11, U-12, U-13, U-21, U-41)*

Goal ED-2

Fiscal Sustainability. Fiscally sound management of the City to support continued growth in the City's economic resources to maintain a high level of public services and infrastructure maintenance for the City's residents, visitors, and employment base.

Policies

- ED-2.1 Fiscal and Economic Monitoring.** Establish an ongoing system to monitor the City’s key economic and fiscal performance measures. *(Imp ED-3)*
- ED-2.2 Sustainable Guidelines.** Balance the projected revenues from land uses with levels of public services that can be sustained over time, including adequate reserves and replacement of older infrastructure. *(Imp ED-4)*
- ED-2.3 Efficient Service Delivery.** Continue to improve the efficiency and cost effectiveness of providing local public services through monitoring and streamlining service delivery practices, including increasing energy and water efficiency and other “green economy” practices. *(Imp LU-4, U-4, U-8, U-9, U-10, U-11, U-12, U-12, U-21, U-41, U-44, U-45, U-50, U-51, U-52)*
- ED-2.4 Financial Strategy.** Establish a range of financing approaches to develop and maintain public infrastructure, including considering periodic reassessment of development impact fees, using available redevelopment agency (RDA) tax increment financing, and other financing mechanisms. *(Imp LU-4, LU-5, LU-6, LU-7, LU-8, LU-9)*

C. Historic and Cultural Resources (HR)

The area of what is now Agoura Hills was first occupied by the Ventureno band of the Chumash Indians. The Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands.

Following the arrival of the Spanish, El Camino Real was built through what would later be known as Agoura Hills. In the early 1800s, ranching was prevalent, with the historic Reyes Adobe being built around 1850.

In the early 1900s, the area now known as Agoura Hills was frequented by stagecoaches traveling along El Camino Real. In 1927, Paramount Pictures purchased 2,700 acres of the former Rancho Las Virgenes just south of the City for use as a movie ranch, with the backdrop of the Santa Monica Mountains used frequently in films. The community then became known as “Picture City” for a brief period, before eventually being named “Agoura” in 1928 after Pierre Agoure, a Basque rancher who had relocated to the area in the 1870s as a shepherd.

Acknowledging the importance of the community’s past, the following goals and policies aim to protect prehistoric artifacts and sites, and protect and enhance the historic resources of City.

Goal HR-1

City That Values Its Historic Resources. The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policies

HR-1.1 Appreciation and Protection of Historic Resources. Enhance community appreciation of the importance of the City’s historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible. *(Imp LU-43, HR-1, HR-7, CS-16)*

HR-1.2 Maintenance of Historic Resources. Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community. *(Imp HR-2)*

HR-1.3 Community Education. Utilize Agoura Hills’ historic resources as opportunities to educate and engage the community in cultural and civic activities. *(Imp LU-43, HR-1, HR-2, HR-3)*



Reyes Adobe Barn

Goal HR-2

City That Values Its Cultural Amenities. A varied cultural environment that promotes the arts in Agoura Hills.

Policies



Reyes Adobe Days parade horses

- HR-2.1 Cultural Programs.** Create and promote cultural programs for residents of and persons employed in Agoura Hills, including the fine and performing arts, such as theatrical, dance, and music. *(Imp CS-10, CS-16)*
- HR-2.2 Community Participation.** Encourage active community participation in artistic and cultural activities. *(Imp CS-10, CS-16)*
- HR-2.3 Cultural Venues.** Provide sufficient venues to showcase fine art and the performing arts in Agoura Hills. *(Imp HR-3)*
- HR-2.4 Art in Public Places.** Promote the location of art in public places and encourage its inclusion in private development projects, incorporating sculpture, murals, and functional art pieces. *(Imp HR-4)*

Goal HR-3

City That Recognizes its Prehistoric Resources. The protection of significant archaeological and paleontological resources in Agoura Hills.

Policies

- HR-3.1 Recognition of Resources.** Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property. *(Imp HR-5)*
- HR-3.2 Protection of Resources.** Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives. *(Imp HR-6)*
- HR-3.3 Discovery of Resources.** Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and the California Native American Heritage Commission, as appropriate, and following relevant procedures.

D. Housing (H)

Housing and its production are critical to the economic and social well-being and vitality of the community and its residents. Increasingly, the State of California has recognized this situation and has legislated requirements for local jurisdictions to plan for their fair share of future housing by identifying and analyzing existing and projected housing needs and preparing goals, policies, and programs addressing those needs. The Housing Element is the only General Plan Element for which state law provides for independent review and certification by the State of California.

Because of the shorter update cycle and special requirements associated with the Housing Element, the 2021-2029 Agoura Hills' Housing Element is being prepared and bound separately from the remainder of the General Plan Update. The Housing Element identifies strategies and programs that focus on (1) preserving and improving housing and neighborhoods, (2) providing adequate housing sites, (3) assisting in the provision of affordable housing, (4) removing governmental and other constraints to housing investment, and (5) promoting fair and equal housing opportunities.

Chapter 3 INFRASTRUCTURE AND COMMUNITY SERVICES

The well-being of a community is nurtured by access to a full range of services and infrastructure systems that meet basic human needs for health and safety. Ongoing access to education, recreation, transportation, and utility services are key to maintaining the quality of life in Agoura Hills. Goals and policies in this Chapter address the City’s priority to support high-quality community services and infrastructure systems that are well maintained and operated in a manner consistent with its commitment to sustainability.

A. Mobility (M)

The City of Agoura Hills recognizes the importance of building a highly efficient, multi-modal transportation network to move people and goods throughout the City and beyond, while minimizing impacts to the environment and neighborhoods. The goals and policies in this element are closely correlated with Land Use and Economic Development goals and policies. The policies are intended to create a well-connected network that supports a mix of uses, walking or bicycling for short trips, conserving energy resources, reducing greenhouse gas emissions and air pollution, ~~and reducing vehicle miles traveled and doing so while preserving auto-mobility~~. The element also contains polices related to parking, system enhancements, and goods movement, as well as tools to explore funding for future investment in the City’s transportation infrastructure.



Bicyclists along Agoura Road

Roadway Network/Regional Facilities

The street system is an integral component of an efficient, functional, safe, and well-planned transportation network. The Agoura Hills roadway network provides access to the City’s residential areas, neighborhood-serving commercial uses and businesses, and regional access to the Ventura Freeway (US-101). The planning and maintenance of a comprehensive transportation system in Agoura Hills will conveniently, efficiently, and safely facilitate the existing and future movement of goods and people into and out of the City and minimize travel delays for City residents.

Implementation of the Complete Streets Act 2007 (AB 1358) will promote use by multiple modes of travel, ensure mobility for all residents, and create a balanced and desirable transportation system in Agoura Hills. The characteristics of complete streets include the following: integrated and comprehensive transportation network; multi-model design accommodating walking, cycling, transit, driving, parking, and deliveries; street design correlating to the adjacent land uses; pedestrian and bicycle facilities providing connectivity and promoting

safety; uniform landscaping, including street trees and landscaped medians and sidewalks; and sustainable design minimizing runoff, heat island effects, and responding to climatic demands and conservation of scarce resources.

REGIONAL ROADWAY SYSTEM



Agoura Road provides east/west access through the community

The City of Agoura Hills is bordered by the unincorporated Oak Park community of Ventura County to the north, unincorporated Los Angeles County and the City of Calabasas to the east, the Santa Monica Mountains (unincorporated Los Angeles County) to the south, and the City of Westlake Village to the west. Regional access to the City is primarily provided by US-101, which runs in an east/west direction through the southern portion of the City. Four interchanges along US-101 provide access into the City: the Reyes Adobe Interchange, the Kanan Interchange, the Chesebro/Palo Comado Canyon Interchange, and the Liberty Canyon Interchange.

Secondary regional access is provided by Kanan Road, which runs in a north/south direction providing access to Malibu to the south and Oak Park to the north; Thousand Oaks Boulevard, which runs in an east/west direction providing access to Westlake Village and Thousand Oaks to the west; and Agoura Road, which runs in an east/west direction providing access to Westlake Village to the west and Calabasas to the east.

ROADWAY CLASSIFICATION

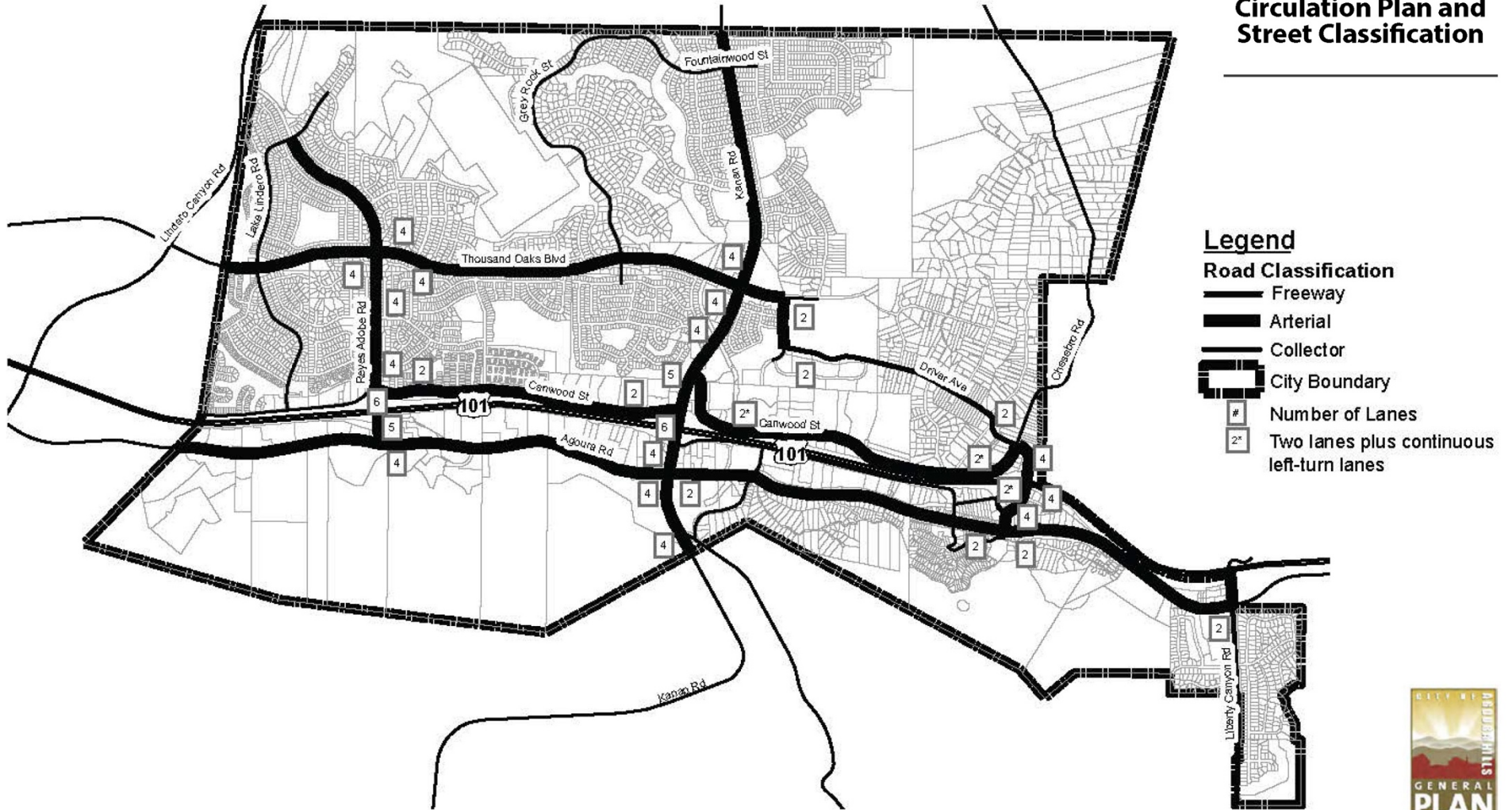
The City’s roadway network is classified as follows:

- **Primary Arterials**—Streets and highways that are designed to move relatively high volumes of traffic between the freeway and local circulation system. Intersections along major arterials are at-grade and typically signalized. Access from private property and collector streets is limited, as is on-street parking.
- **Secondary Arterials**—Streets that are similar to primary arterials, but serving a more localized function. Generally, they have less access and parking restrictions and a narrower right-of-way than primary arterials.
- **Collector Streets**—Streets that are designed to distribute traffic from higher classified arterial streets to local access streets and adjacent properties.
- **Local Streets**—Streets that are designed to be low-volume and low-speed streets that provide access to individual properties. Residential streets are generally not intended to handle through traffic.

Figure M-1 (Circulation Plan and Street Classification) displays the roadway functional classification system in the City of Agoura Hills. Figure M-2 (Typical Roadway Classification Cross Sections) displays typical cross sections for the roadway functional classification system in the City of Agoura Hills.

**CITY of AGOURA HILLS
General Plan Update**

**Circulation Plan and
Street Classification**



Source: Fehr & Peers, 2009.



Figure M-1

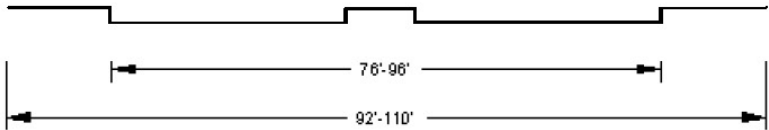


CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

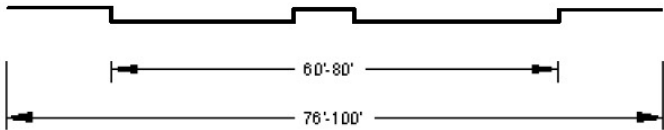
Typical Roadway
Classification
Cross Sections

4-6 Lanes (Divided)



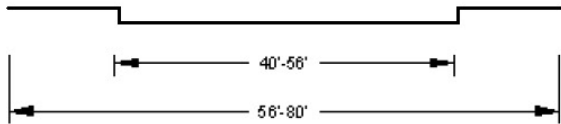
PRIMARY ARTERIAL

2-4 Lanes (Divided OR Undivided)



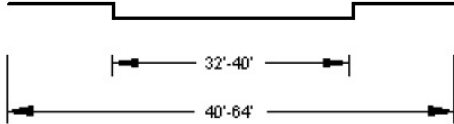
SECONDARY ARTERIAL

2-3 Lanes (Undivided)



COLLECTOR STREET

2 Lanes (Undivided)



LOCAL STREET



Source: Fehr & Peers, 2009.

Figure M-2



CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

LOCAL ROADWAY SYSTEM

The following is a brief description of the main roadways serving the City:

- **Kanan Road**—Kanan Road is a north/south primary arterial. Generally two travel lanes per direction divided by a raised median are provided between the northerly city limit and just south of Thousand Oaks Boulevard; as Kanan Road approaches the US-101, three lanes are provided in the southbound direction beginning at Canwood Street. Between the US-101 overpass and Agoura Road, two through travel lanes are provided in each direction. South of Agoura Road to the southerly city limit, Kanan Road provides one lane per direction. Limited access is provided to developments along this corridor and parking is prohibited along this facility. The posted speed limit is 45 mph south of Agoura Road, 35 mph between Agoura Road and Canwood Street, 40 mph between Canwood Street and Laro Drive, and 45 mph north of Laro Drive. Bicycle lanes are provided on both sides of Kanan Road between the northern city limit and Hillrise Drive.
- **Agoura Road**—Agoura Road is an east/west secondary arterial. Generally, one travel lane in each direction is available between the easterly city limits to just west of Kanan Road; two travel lanes in each direction are provided just west of Kanan Road to the westerly city limits. Most of the segment east of Cornell Road is semi-rural in nature with no curb, gutter, sidewalk, or streetlights. Parking is permitted along this facility from Kanan Road to Cornell Road and in the Old Agoura commercial area. The posted speed limit is 45 mph. Bicycle lanes are provided on both sides of Agoura Road between the western city limit and Liberty Canyon Road.
- **Thousand Oaks Boulevard**—Thousand Oaks Boulevard is an east/west primary arterial. Two travel lanes are provided in each direction between the westerly city limits and just east of Kanan Road. There is limited access to developments along this corridor; parking is prohibited west of Kanan Road. The posted speed limit is 45 mph. Bicycle lanes are provided on both sides of Thousand Oaks Boulevard between the western city limit and Kanan Road. East of Kanan Road, a bike lane is provided on one side of Thousand Oaks Boulevard.
- **Reyes Adobe Road**—Reyes Adobe Road is a north/south secondary arterial. Two travel lanes are provided in each direction between Canwood Street and Lake Lindero Road; south of Canwood Street, one lane in each direction is provided over the US-101 overcrossing; south of US-101, two lanes are provided in each direction. There are no driveways along Reyes Adobe Road north of the US-101, and access is limited to the cross streets. Street parking is prohibited along this corridor. The posted speed limit is 40 mph. Bicycle lanes are provided on both sides of Reyes Adobe Road between Canwood Street and Lake Lindero Road.
- **Canwood Street**—Canwood Street is an east/west secondary arterial. One travel lane per direction is provided between Lake Lindero Road and Chesebro Road. There is access to developments along Canwood Street and on-street parking is provided west of Reyes Adobe Road; street parking



Reyes Adobe Road

is prohibited between Reyes Adobe Road and Chesebro Road. The posted speed limit is 35 mph except between Reyes Adobe Road and Chesebro Road, where it is 40 mph. Bicycle lanes are provided on both sides of Canwood Street between Lake Lindero Road and Forest Cove Lane. Due to the reconfiguration of the Kanan Road freeway interchange in 2005, Canwood Street was reconstructed and relocated 700 feet north on the east side where it intersects with Kanan Road.

- **Driver Avenue**—Driver Avenue is an east/west collector street. One travel lane is provided per direction between Argos Street and Chesebro Road. There is local access to the adjacent neighborhoods and on-street parking is allowed. The posted speed limit is 30 mph.
- **Palo Comado Canyon Road**—Palo Comado Canyon Road is a north/south secondary arterial connecting from the Driver Avenue/Chesebro Road intersection north of the US-101 freeway to Chesebro Road south of the US-101 freeway. One travel lane per direction is provided between Driver Avenue and Chesebro Road. There is limited development along Palo Comado Canyon Road and on-street parking is prohibited. The posted speed limit is 35 mph.
- **Liberty Canyon Road**—Liberty Canyon Road is a north/south secondary arterial between the US-101 and Agoura Road, and a collector street south of Agoura Road to Park Vista Road. One travel lane is provided in each direction between Canwood Street and Park Vista Road. Bike lanes and street parking is permitted along both sides of the facility. The posted speed limit is 40 mph.
- **Chesebro Road**—Chesebro Road is an east/west collector street between Canwood Street and Palo Comado Canyon road north of the US-101 freeway and a north/south collector street between Agoura Road and the US-101 freeway eastbound on-ramp. One travel lane is provided in each direction. Sidewalk and street parking is provided on the north side of the road between Canwood Street and Palo Comado Canyon Road. Sidewalks and street parking are provided along both sides of the road south of Dorothy Drive and along the south side of the facility between Palo Comado Canyon road south of the US-101 freeway and Agoura Road. The speed limit is 35 mph in some places, and 25 miles per hour in others, particularly for the segment that runs through Old Agoura.



General Plan Circulation System

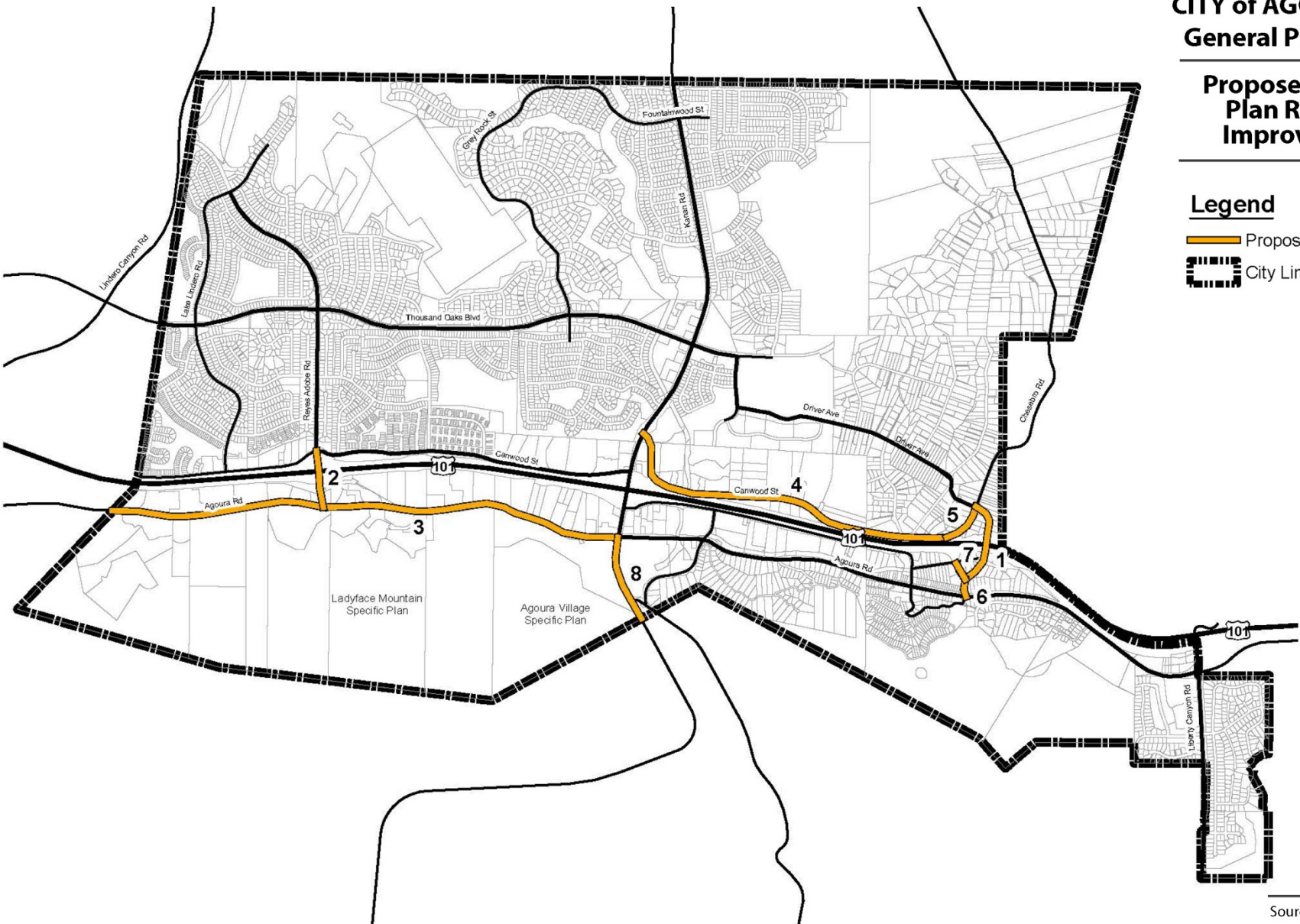
The roadway improvements described below are proposed to help address the deficient locations projected with the Agoura Hills General Plan and are illustrated in Figure M-3 (Proposed General Plan Roadway Improvements) and reflected in the circulation plan shown previously in Figure M-1. Figure M-4 (Year 2035 AM Peak Hour Segment Level of Service) and Figure M-5 (Year 2035 PM Peak Hour Segment Level of Service) illustrate projected Year 2035 road segment levels of service with the following improvements in place:

**CITY of AGOURA HILLS
General Plan Update**

**Proposed General
Plan Roadway
Improvements**

Legend

-  Proposed Improvement
-  City Limits



Source: Fehr & Peers, 2009.



Figure M-3



CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

CITY of AGOURA HILLS General Plan Update

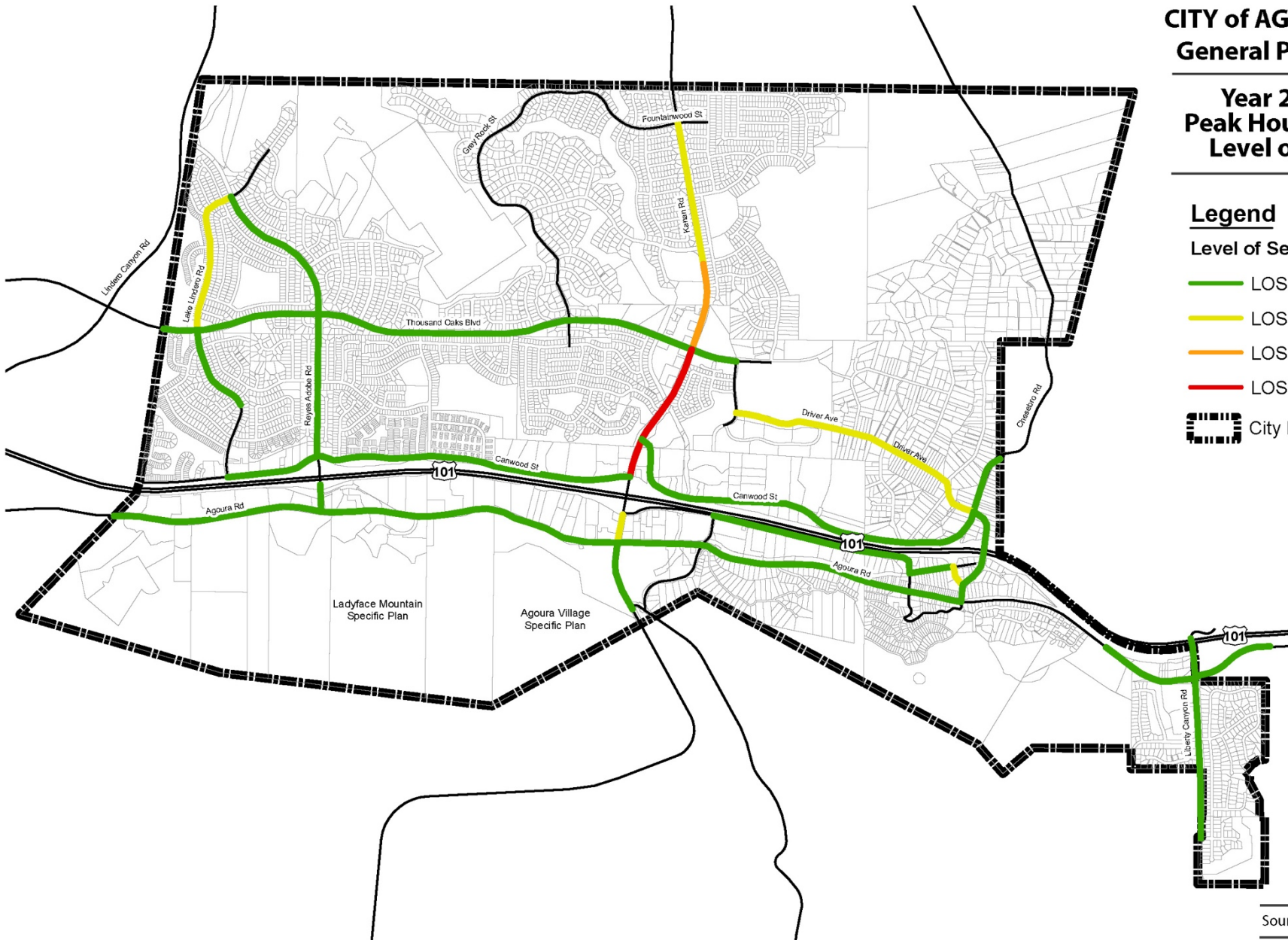
Year 2035 AM Peak Hour Segment Level of Service

Legend

Level of Service

- LOS C or Better
- LOS D
- LOS E
- LOS F

 City Limits



Source: Fehr & Peers, 2009.



Figure M-4



CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

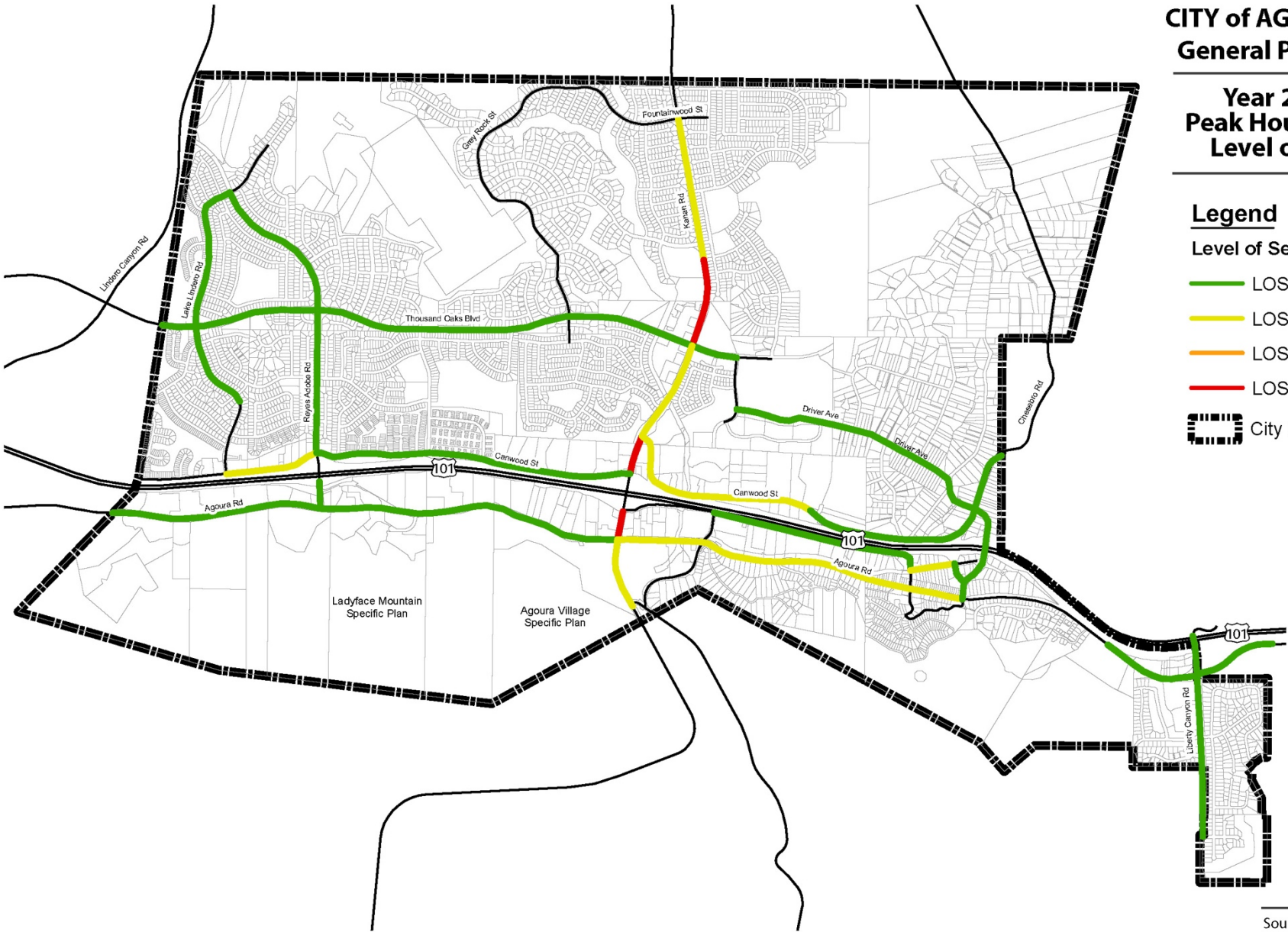
**CITY of AGOURA HILLS
General Plan Update**

**Year 2035 PM
Peak Hour Segment
Level of Service**

Legend

Level of Service

- LOS C or Better
- LOS D
- LOS E
- LOS F
- City Limits



Source: Fehr & Peers, 2009.



Figure M-5



Intentionally Blank.

Location		Proposed General Plan Improvements
1	Palo Comado Canyon Road/Chesebro Road Interchange	Improve the overpass to four lanes and reconfigure ramp interface; improve Palo Comado Canyon Road to four lanes from Canwood Street to Chesebro Road
2	Reyes Adobe Road Interchange*	Improve the overpass to six lanes and reconfigure the ramp interface; improve Reyes Adobe Road to six lanes from Canwood Street to Agoura Road
3	Agoura Road (western City limits to Kanan Road) Widening	Widen Agoura Road between Kanan Road and the westerly City limits to four lanes
4	Canwood Street (Kanan Road to Chesebro Road) Widening	Widen Canwood Street between Kanan Road and Chesebro Road to three lanes
5	Chesebro Road (Canwood Street to Driver Avenue) Widening	Widen Chesebro Road between Canwood Street and Driver Avenue to three lanes
6	Chesebro Road (Palo Comado Canyon Road to Agoura Road) Widening	Widen Chesebro Road between Palo Comado Canyon Road and Agoura Road to four lanes
7	Chesebro Road Widening (Dorothy Drive to Palo Comado Canyon Road)	Widen Chesebro Road between Dorothy Drive and Palo Comado Canyon Road to three lanes
8	Kanan Road (Agoura Road to southern City limits)	Widen Kanan Road between Agoura Road and the southerly City limits to four lanes

* The proposed improvement at this location is under construction as of October 2009.

Goal M-1

Local Circulation System. A safe and efficient roadway system in Agoura Hills that facilitates the movement of goods and people while utilizing advanced technologies to minimize travel delays.

Policies

M-1.1 Safety. Maintain a safe and efficient system of circulation. (*Imp M-1, M-10, M-16, M-30, M-33*)

M-1.2 Collision Monitoring. Conduct regular traffic collision monitoring and identify improvements for vehicles, bicycles, and pedestrians at the top collision locations to improve safety. (*Imp M-1*)

M-1.3 Level of Service Standards. Establish flexible criteria for the minimum acceptable level of service (LOS) based on the roadway characteristics. Maintain an LOS C standard on most roadways within the City. A reduced LOS standard of D, E, or F is considered acceptable on the following roadways, as shown in Figure M-4 (Year 2035 Peak Hour Segment Level of Service) and described below:



Canwood Street near the 101 Freeway ramp

- Kanan Road, due to heavy existing and projected volumes and desire to maintain the existing 4-lane cross-section with sidewalks, bicycle lanes and landscaped median islands
- Agoura Road east of Kanan Road, due to heavy projected volumes and desire to maintain 2-lane cross-section with bicycle lanes and in order to minimize grading, encourage a semi-rural road appearance and to complement Agoura Village goals
- Canwood Street west of Reyes Adobe Road, due to existing and projected volumes and the functional classification as a local street
- Dorothy Drive between Lewis Road and US-101 ramps, due to projected volumes and direct access to/from the southbound US-101 ramps
- Roadway segments adjacent to schools, due to heavy usage before and after school hours (i.e., Driver Avenue between Argos Street and Chesebro Road and Lake Lindero Road north of Thousand Oaks Boulevard)
- Canwood Street east of Kanan Road Avenue, due to the heavy projected volumes under future conditions with development under the General Plan. Further widening beyond the proposed General Plan improvement (three-lane cross section with a continuous left-turn lane), is not possible within the available right-of-way.

LOS standards will continue to be used for City public works projects and for private development projects that include frontage improvements (bike lanes, turn lanes) leading into an intersection. Intersection and roadway traffic deficiencies adjacent to impacts from development projects shall be mitigated to meet appropriate service-levels, but at least to the extent where the post-development level of service shall not be less than the LOS existing prior to development. (Imp M-2, M-3)

- M-1.4 Roadway Improvements.** Promote effective, innovative, and safe solutions for roadway improvements and consider other solutions that would facilitate reduced reliance on physical roadway improvements, where appropriate. *(Imp M-4, M-5, M-11, M-12)*
- M-1.5 Roadway Character.** Implement street beautification programs to improve roadway character and create City gateways. *(Imp LU-18, LU-24, M-6)*
- M-1.6 Freeway Access.** Enhance freeway access through interchange improvements at Reyes Adobe Road and Palo Comado Canyon Road/Chesebro Roads. *(Imp M-4)*

MOBILITY (M)

- M-1.7 Maintenance.** Explore and establish possible funding mechanisms to provide for the continued and future maintenance and repair of the roadway system. *(Imp M-7)*
- M-1.8 Timing of Improvements.** Ensure that the identified mobility system is provided in a timely manner to meet the needs of the community. *(Imp M-4)*
- M-1.9 Development Required Mobility Improvements.** Ensure any new development implements the mobility improvements required for that development, as necessary, and contributes a fee toward regional mobility improvements per the City approved TIF ordinance. *(Imp LU-5, U-56)*
- M-1.10 Transportation Demand Management.** Development projects must be evaluated following the methodology of the City of Agoura Hills: Transportation Assessment Guidelines, adopted June 24, 2020.

Goal M-2

Complete Streets. A transportation system that serves all modes of travel and meets the needs of all users, as specified in the Complete Streets Act of 2007.

Policies

- M-2.1 Complete Streets.** Ensure that the existing and future transportation system serves multiple modes of travel, such as driving, walking, biking, and transit. *(Imp M-4, M-10, M-19, M-20, M-25, M-26, M-34)*
- M-2.2 Equal Mobility for all City Residents.** Provide a transportation network that meets the needs of a wide range of users, including adults, children, seniors, and the disabled. *(Imp M-8, M-9, M-26, M-34)*
- M-2.3 Transportation Planning.** Encourage desired land use patterns, such as mixed-use walkable developments, through transportation planning and design. *(Imp LU14, LU-19, LU-34)*
- M-2.4 Interconnected System.** Develop an interconnected mobility system that allows travel on alternative routes and modes. *(Imp M-4, M-10, M-25, M-34)*
- M-2.5 Comprehensive Bicycle and Pedestrian System.** Develop and maintain a safe, integrated, and comprehensive bicycle and pedestrian system that serves all ages and abilities in Agoura Hills. *(Imp M-4, M-10, M-34)*

Intelligent Transportation Systems

Intelligent Transportation Systems (ITS) is defined as electronics, communications, or information processing that can improve the efficiency and safety of a surface transportation system. ITS covers a wide range of applications,

such as advanced arterial management systems, advanced signal controllers, centralized monitoring and surveillance, advanced traveler information , and traffic management systems. By implementing ITS strategies, Agoura Hills will promote a safe and efficient transportation system while minimizing travel delays and reducing the need for physical roadway improvements.

Goal M-3

Intelligent Transportation Systems. A transportation system that utilizes advanced ITS technologies to maximize the efficiency and safety of the City’s transportation system.

Policies

M-3.1 Intelligent Transportation Systems. Utilize ITS for Agoura Hills to improve the efficiency and safety of the transportation network through advanced technologies. *(Imp M-11)*

M-3.2 Signal Timing Optimization. Optimize traffic signal timing and coordination to reduce travel time and delay and increase safety. *(Imp M-12)*

Neighborhood Quality of Life

While the movement of goods and people are paramount to an efficient and functional street system, consideration of the quality of life in neighborhoods is equally important. Transportation planning efforts and roadway design guidelines should protect the neighborhood. Future development should be required to fund frontage improvements and ensure a well-connected system with walkways and pathways leading to existing neighborhoods to provide an interconnected transportation network. A well-planned transportation system will meet the needs of existing residents, workers, and visitors, as well as supporting the needs of future development, while minimizing impacts to established residential neighborhoods.



Optimizing traffic signal timing can help improve traffic flow and reduce delays



Old Agoura is characterized by its often rustic, small town atmosphere

MOBILITY (M)

Goal M-4

Ensuring Quality of Life. A transportation system that meets existing and future demands by balancing the need to move traffic with the needs of residents.

Policies

- M-4.1 Arterial Traffic.** Maintain the separation of local and regional through traffic by routing traffic along the primary arterials and keeping through traffic out of residential neighborhoods. (*Imp M-4, M-6, M-11, M-12*)
- M-4.2 Integrated Land Use and Transportation Planning.** Encourage the development of sustainable land use patterns that offer compatibility between future development and roadways in consideration of existing neighborhoods. (*Imp LU-1, LU-15, LU-19, LU-35, LU-41, M-4*)
- M-4.3 Traffic Control Devices.** Encourage the use of innovative methods for traffic control (such as roundabouts and traffic circles), which can add character and create opportunity for improved aesthetics while effectively managing entry, speed, and points of conflict, in addition to traditional traffic control methods (such as stop signs and traffic signals), where appropriate. Consider the use of these innovative traffic control devices based upon the physical context and street hierarchy. (*Imp M-13*)
- M-4.4 Truck Routes.** Maintain the designation of truck routes for commercial and industrial use to minimize impacts on residential neighborhoods. The City's designated truck routes are shown in Figure M-6 (Truck Routes). (*Imp M-14*)
- M-4.5 Trucking Impacts.** Minimize noise and other impacts of truck traffic, deliveries, and staging on residential neighborhoods and mixed-use areas of the City. (*Imp LU-1, LU-19, LU-34, N1, N-2, N-6, N-7, N-8*)
- M-4.6 Energy Reduction.** Promote the use of alternative energy sources for transportation related programs and measures to reduce greenhouse gas emissions within the City, including the use of low-emission vehicles in the City's fleet system. (*Imp M-15, U-46, NR-21*)

Goal M-5

Neighborhood Traffic Management. Minimized through traffic in neighborhoods adjacent to major travel routes.

Policies

- M-5.1 Traffic Calming.** Consider the application of traffic calming techniques, where needed, to minimize neighborhood intrusion by through traffic and promote a safe and pleasant neighborhood environment (*Imp M-16*)

- M-5.2 Neighborhood Coordination.** Encourage neighborhood input on decisions related to the installation of traffic calming features. *(Imp M-16)*
- M-5.3 Traffic Calming Funding.** Provide for sufficient funding to undertake traffic calming measures. *(Imp M-1)*
- M-5.4 Private Street Design Standards.** Encourage private streets to be designed consistently with minimum street standards as deemed necessary and appropriate by the City for the particular neighborhood (e.g., roadway width, street lighting, sidewalks, parking, etc.), as well as to include traffic calming measures. *(Imp M-18)*

Alternative Modes of Travel

The future transportation system in Agoura Hills shall promote travel by alternate modes, such as walking, biking, and transit. While many residents of Agoura Hills rely on single-occupancy vehicles for daily tasks, every effort should be made to reduce this reliance. Constructing new facilities, such as walkways connecting neighborhoods to nearby commercial uses, will promote a balanced transportation system. Future developments can provide the necessary amenities, such as bicycle racks to promote travel by alternative modes. Overall benefits of the reduced reliance on auto travel include reducing traffic congestion, improving quality of life, promoting healthy lifestyles, and promoting the City’s environmentally friendly and green efforts.

BICYCLE & PEDESTRIAN FACILITIES



In addition to mountain bike trails, bicycle routes along roads are utilized regularly in the community

People walk and ride bicycles in Agoura Hills on a daily basis, for both commuting and recreational purposes. The local mountain biking trails are popular for residents and attract many visitors to the area. In addition to the trails, designated bikeways are available in the City. The bikeways within the City are comprised of Class II and Class III facilities, which are shared facilities on the roadways, and, respectively, delineated by either signage and striping or signage only. Figure M-7 (Bikeways) displays the existing and proposed bikeways in the City of Agoura Hills. The City’s bikeway facilities are classified as follows:

- **Class I Bikeway (Bike Path)** provides a completely separate right-of-way and is designated for the exclusive use of bicycles and pedestrians with vehicle and pedestrian cross-flow minimized.
- **Class II Bikeway (Bike Lane)** provides a restricted right-of-way and is designated for the use of bicycles with a striped lane on a street or highway. Bicycle lanes are generally five feet wide. Vehicle parking and vehicle/pedestrian cross-flow are permitted.
- **Class III Bikeway (Bike Route)** provides for a right-of-way designated by signs or pavement markings for shared use with pedestrians or motor vehicles.

CITY of AGOURA HILLS General Plan Update

Truck Routes

Legend

-  Truck Routes
-  City Limits



Source: Fehr & Peers, 2009.



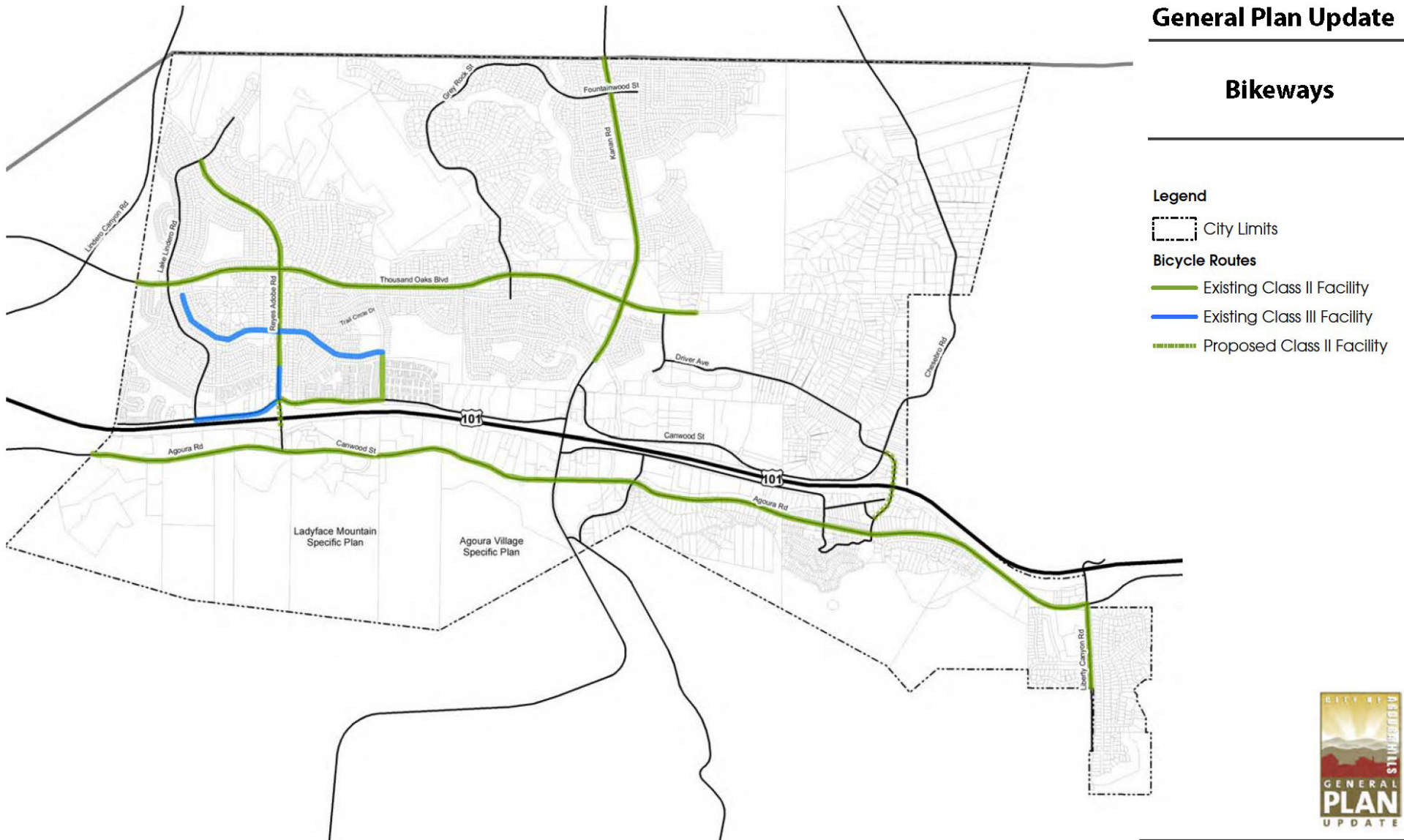
Figure M-6



Intentionally Blank.

CITY of AGOURA HILLS General Plan Update

Bikeways



Source: City of Agoura Hills, January 2007.
Date revised: September 2009.

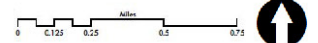


Figure M-7



CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

MOBILITY (M)

The following describes the existing facilities:

- **Kanan Road**—A Class II facility between the northern City limits and Hillrise Drive.
- **Reyes Adobe Road**—A mixed Class II and Class III facility between Lake Lindero Road and Canwood Street. The Class II facility comprises the majority of the bicycle route on Reyes Adobe Road between Lake Lindero Road and Passageway Place; the Class III section lies between Passageway Place and Canwood Street.
- **Forest Cove Lane**—A mixed Class II and Class III facility between Trail Creek Drive and Canwood Street. The Class II facility is available between Rainbow Creek Drive and Canwood Street. The Class III facility is provided between Trail Creek Drive and Rainbow Crest Drive.
- **Thousand Oaks Boulevard**—A Class II facility that spans between the western City limits and Argos Street.
- **Agoura Road**—A Class II facility spanning the entire width of the City between the western and eastern City limits.
- **Rainbow Crest Drive**—A Class III facility that crosses Reyes Adobe Road and provides access between Forest Cove Lane and Mainmast Drive.
- **Canwood Street**—A mixed Class II and Class III facility that crosses Reyes Adobe Road. The Class II facility is provided east of Reyes Adobe Road to Forest Cove Drive; the Class III facility is available west of Reyes Adobe Road to Lake Lindero Road.

Planned additions to the City's system of bikeways include:

- **Reyes Adobe Road**—Extension of the existing Class II facility across the Reyes Adobe bridge; this will coincide with the Reyes Adobe Interchange improvement.
- **Palo Comado Canyon Road**—Addition of a Class II facility across the Palo Comado Canyon bridge; this will coincide with the Palo Comado Canyon Interchange improvement.

The pedestrian facilities available within the City are comprised of sidewalks, crosswalks, and a footbridge over the US-101. Sidewalks are generally available to link the residential communities to the arterial roads. Several sections of roadway do not currently have sidewalks available. These locations include: Driver Avenue between Easterly Road and Chesebro Road; Kanan Road, west side between Laro Drive and the northern City limits; portions of Agoura Road between the western City limits and Kanan Road; and Agoura Road east of Kanan Road to the eastern City limits; and Reyes Adobe Road north of Rainbow Hill Road to Lake Lindero Drive on the west side.

Crosswalks exist at all signalized intersections. Pedestrian linkages between the north and south sides of the US-101 are available through sidewalks on the

bridges of Reyes Adobe Road, Kanan Road, and Palo Comado Canyon Road overpasses. A footbridge also exists over the freeway, joining Canwood Street and Roadside Drive, just west of the Palo Comado Canyon Interchange.

TRANSIT



Metro and LADOT provide public transit service in the community

The Los Angeles County Metropolitan Transportation Authority (Metro or MTA) and the City of Los Angeles Department of Transportation (LADOT) provide existing regional public transit service in the City. The Metro line provides access between Thousand Oaks and the Warner Center in the west San Fernando Valley; the LADOT Commuter Express lines provide service between Downtown Los Angeles and Thousand Oaks/Newbury Park. The following transit lines serve the City of Agoura Hills:

- **Metro Line 161**—Line 161 provides local service between Warner Center and Thousand Oaks. Within Agoura Hills, this line generally runs along Agoura Road to Roadside Drive to Kanan Road to Thousand Oaks Boulevard.
- **LADOT Commuter Express 422**—CE 422 is an express commuter line that travels from Downtown Los Angeles to Thousand Oaks. Within City limits, the line operates on US-101, Kanan Road, and Thousand Oaks Boulevard. Stops are provided locally along these streets off the freeway.
- **LADOT Commuter Express 423**—CE 423 is an express commuter line that travels from Downtown Los Angeles to Newbury Park. Within City limits, the line operates on US-101, Kanan Road, and Thousand Oaks Boulevard. Limited stops are provided at the US-101 park-and-ride lots and along the streets off the freeway.

The park-and-ride lots served by the commuter express lines are located in the northwest and southeast quadrants of the US-101/Kanan Road interchange at the intersections of Kanan Road & Canwood Street and Kanan Road & Roadside Drive.

In addition to the regional transit services described above, the City of Agoura Hills operates two types of dial-a-ride service (on demand and by appointment) on a regular basis. Two seasonal shuttle services are also provided in the City; the Summer Shuttle Express and the Summer Beach Bus. The following describes the local transit service available in the City:



Agoura Hills Dial-A-Ride provides transportation service

- **Agoura Hills Dial-A-Ride (demand-responsive)**—The Dial-A-Ride service provides a demand-responsive door-to-door transportation service to the general public within City limits. Destinations in the adjacent communities of Los Angeles and Ventura counties are allowed when one end of the trip is based within City limits.
- **Agoura Hills Dial-A-Ride (by appointment)**—The Dial-A-Ride service also provides a by-appointment transportation service to City residents only. There are several predetermined destinations available outside of the City limits.

MOBILITY (M)

- **Summer Shuttle Express**—The Summer Shuttle Express provides service in Agoura Hills during the summer season. Destinations generally include local activity centers, but are subject to change each summer season.
- **Summer Beach Bus**—The Summer Beach Bus provides service between Agoura Hills and local beach communities during the summer season, typically to Zuma and Leo Carrillo Beaches.
- **Ladyface Loop**—The Ladyface Loop is a fixed-route service that connects Lindero Canyon Middle School, Agoura High School, the Agoura Hills Recreation Center, the Agoura Hills Library, and the Agoura Hills/Calabasas Community Center during after school hours.

Goal M-6

Alternative Transportation. Reduced reliance on single-occupancy vehicle travel and vehicle miles traveled through the provision of alternative travel modes and enhanced system design.

Policies

- M-6.1 Efficient System.** Promote the most efficient use of the City's existing transportation network and encourage the integration of alternative modes into design standards and future improvements. *(Imp M-10, M-19, M-34)*
- M-6.2 Mode Choice.** Expand the choices of available travel modes to increase the freedom of movement for residents and reduce reliance on the automobile. Ensure that existing and future infrastructure will be adequate for future transportation modes. *(Imp M-10, M-19, M-20, M-34)*
- M-6.3 Design of Alternative Modes.** New roadways and future street-improvement projects shall be bicycle- and pedestrian-friendly in design. *(Imp M-19)*
- M-6.4 Design Enhancements.** Enhance bus stops with amenities such as street trees, benches, bus shelters and waste receptacles, public art or other measures. *(Imp M-21)*
- M-6.5 Education.** Promote non-motorized transportation through encouragement and education. *(Imp M-22)*
- M-6.6 Alternative Mode Funding.** Identify funding sources and allocate funds, including the potential formation of assessment districts, for pedestrian, bicycle, transit, and streetscape improvements in existing neighborhoods. *(Imp M-17)*
- M-6.7 Vehicle Miles Traveled.** Development projects shall minimize vehicle miles travelled (VMT), and shall be required to submit a VMT analysis pursuant to the City's Transportation Assessment Guidelines as part of a development application. *(Imp M-34)*

Goal M-7

Pedestrians. Transportation improvements and development enhancements that promote and support walking within the community.



Tree-lined street along Agoura Road.

- M-7.1 Walkability.** Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system. *(Imp M-34)*
- M-7.2 Pedestrian Connectivity.** Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks. *(Imp LU-14, LU-19, LU-30, LU-31, LU-32, LU-36, LU-40, LU-41, M-31, M-34, CS-21, CS-24)*
- M-7.3 Pedestrian Experience.** Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate. *(Imp LU-14, LU-24, LU-30, LU-32, M-34)*
- M-7.4 Walkable Developments.** Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking. *(LU-14, LU-19, LU-36)*
- M-7.5 Safe Routes to School.** Establish and implement appropriate recommendations of the National and State Safe Route to Schools Program, and work with local schools to encourage more children to walk and bicycle to school. *(Imp M-23, M-24)*
- M-7.6 Inventory of Pedestrian Facilities.** Conduct an inventory of pedestrian facilities and routes in the City to identify missing or deficient links, such as pedestrian crossings or intersection treatments. *(Imp M-34)*
- M-7.7 Design Standards.** Prioritize the need, and establish funding, for completing gaps in the sidewalk system, improving street crossings and installing curb ramps where needed to meet ADA requirements. *(Imp M-34)*

Goal M-8

Bikeways. Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.

Policies

- M-8.1 Bikeway Linkages.** Provide bikeway connectivity between residential areas and surrounding natural resource areas, parks, schools, employment centers, and other activity centers in the community. *(Imp M-10, M-31)*

MOBILITY (M)

- M-8.2 Continuous Bikeway Connectivity.** Provide a bicycle network that is continuous, closes gaps in the existing system, and permits easy bicycle travel throughout the community and the region. *(Imp M-10, M-31)*
- M-8.3 Recreational Biking.** Encourage recreational biking and promote the community's mountain biking trail system to residents and visitors. *(Imp M-31, CS-21)*
- M-8.4 Bicycling Safety.** Establish a Bicycle Safety Program that aims to educate the public about the safe use of bicycles on the City's bikeways. *(Imp M-10, M-33)*
- M-8.5 Bikeway Design.** Develop guidelines and standards for the design of bikeways. *(Imp M-10)*
- M-8.6 Bicycle Facility Design.** Develop guidelines and standards for the design of bicycle facilities, including bicycle racks. *(Imp M-10)*
- M-8.7 Bicycle Parking.** Developments shall provide for bicycle parking facilities. *(Imp LU-10, LU-33, M-24, M-32)*



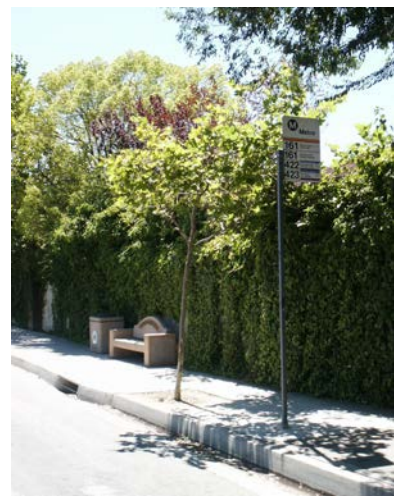
Mountain bike trail head at Cheeseboro and Palo Comado Canyon

Goal M-9

Transit. Transit options that are a viable component of the City's multi-modal transportation system.

Policies

- M-9.1 Transit Commuting.** Encourage the use of public transportation for commuting trips by collaborating with regional transit agencies to provide additional transit options for service to Agoura Hills. *(Imp M-25)*
- M-9.2 Transit Planning.** Encourage transit planning as an integral component of the development review process, and identify recommended transit routes and stations as part of long-range planning efforts. *(Imp M-19, M-20)*
- M-9.3 Citywide Shuttle Service.** Explore an intercity shuttle system to promote transit trips between residential, commercial, and community areas and enhance mobility for non-driving older adults, children, and persons with disabilities. *(Imp M-26)*
- M-9.4 Local Transit.** Explore the feasibility of expanding the services of the existing transit programs and other appropriate transit programs. *(Imp M-26)*
- M-9.5 Funding.** Identify funding sources for local transit operating costs and improvements. *(Imp M-17)*



Bus stop along Metro transit route

Transportation Demand Management

Transportation Demand Management (TDM) is a set of strategies and policies that are intended to reduce automobile travel demand, particularly the number of single-occupant automobiles traveling during the peak hours of the day, by promoting alternative modes of transportation. A series of development standards are required in support of the City’s TDM efforts. These standards include the provision of an information kiosk, preferential carpool/vanpool parking, pedestrian circulation features, transit stop improvements, and amenities for bicycle commuters (e.g., bicycle lockers and showers). The increasing importance of climate change and environmental friendliness requires active participation by City residents and business owners to improve the environment through modifications in travel behavior. Increasingly, the relationship between greenhouse gas emissions and transportation is becoming a key issue of focus and is influencing land use and transportation policies.

Goal M-10

Transportation Demand Management. The successful application of TDM measures to reduce reliance on single-occupancy vehicles for everyday travel.

Policies

- M-10.1 Current Techniques.** Actively utilize current TDM techniques to aid in the reduction of single-occupancy vehicle trips. *(Imp M-27)*
- M-10.2 Trip Reduction.** Encourage existing and new developments to participate in trip reducing activities. *(Imp M-27)*
- M-10.3 Ride Share.** Actively promote the use of ride-sharing and ride-matching services, for both residents and non-residents. *(Imp M-27)*
- M-10.4 City Employees.** Establish a TDM program for the City of Agoura Hills’ employees. *(Imp M-27)*
- M-10.5 Preferential Parking.** Encourage the availability of preferential parking in selected areas for designated carpools. *(Imp M-27)*

Parking

Parking is a key component of providing a comprehensive transportation system to serve City residents, workers, and visitors. Agoura Hills can optimize parking efficiency and improve aesthetics and site design by exploring shared parking opportunities with existing and future development and revisiting parking standards to ensure the appropriate amount of parking is provided throughout the City.

MOBILITY (M)

Goal M-11

Parking. Parking that is convenient and efficient for the use of residents, workers, and visitors.

Policies

- M-11.1 Parking Standards and Design.** Ensure that off-street parking and on-street parking requirements are adequate and that parking is designed to be sensitive to both context and environment. Include safety considerations (i.e., lighting and landscape design) in the parking standards and design. *(Imp LU-10, M-28)*
- M-11.2 Shared Parking.** Maximize shared parking opportunities for uses with varied peak parking periods and for developments providing a TDM program. *(Imp LU-14, LU-19, LU-36, M-27, M-29)*
- M-11.3 Efficient Parking Design.** Strive to provide an appropriate balance between providing adequate amounts of parking and reducing the amount of land devoted to parking through measures such as parking structures, underground parking, and shared parking. *(Imp LU-10; LU-14, LU-19, LU-36, M-29)*

Regional Transportation

To maximize the efficiency of the transportation system, Agoura Hills shall work with adjacent jurisdictions and regional agencies to coordinate improvement projects and identify funding sources. Regional roadway projects shall preserve the character of the Agoura Hills community and discourage regional through traffic on City roadways.

Goal M-12

Regional Circulation System. A comprehensive transportation system that is coordinated with adjacent jurisdictions and regional planning efforts.

Policies

- M-12.1 Cooperation.** Maintain the collaborative and cooperative relationships with neighboring jurisdictions and the County of Los Angeles to solve regional transportation issues. *(Imp M-30)*
- M-12.2 Regional Coordination.** Support regional efforts by the Los Angeles County Metropolitan Transportation Authority (Metro or MTA) and the Southern California Association of Governments (SCAG) to reduce single-occupancy vehicle travel, such as goals and measures identified in Metro's Long Range Transportation Plan and SCAG's Regional Transportation Improvement Program. *(Imp M-30)*



The 101 Freeway bisects the community and provides important regional access

CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

- M-12.3 Efficiency.** Support regional planning efforts that maximize the efficiency of existing transportation facilities. *(Imp M-22, M-30)*
- M-12.4 Regional Transit Planning.** Collaborate with regional transportation and transit agencies for the efficient allocation of transit and transportation resources. *(Imp M-30)*
- M-12.5 Freeway Enhancements.** Work with regional agencies and Caltrans to achieve timely implementation of programmed freeway and interchange improvements. *(Imp M-30)*
- M-12.6 Capital Improvements Program.** Identify and prioritize transportation improvement projects for inclusion in the City’s Capital Improvements Program (CIP) and to guide the City’s applications for regional, state or federal funds. *(Imp LU-4)*

B. Utility Infrastructure (U)

The provision of an adequate utility infrastructure is a vital component of a community that supports the needs of residents and businesses and ensures a high quality of life. Utility infrastructure includes facilities necessary to distribute power (natural gas and electricity), water (both potable and reclaimed), sewage, storm water, communication services, and cable television. Policies in this section provide for high-quality and efficient utility services in Agoura Hills. Utility policies also promote sustainability and seek to limit impacts to environmentally sensitive areas.

Water Service

Potable water is distributed within the City by the Las Virgenes Municipal Water District (LVMWD) through its “Hydraulic Gradient Line” (HGL 1200) System. LVMWD obtains all of its potable water supply from the Metropolitan Water District of Southern California (MWD), which is part of the State Water Project.

Reclaimed water produced by LVMWD at the Tapia Water Reclamation Plant in Malibu Canyon is pumped to a hillside storage tank in the southwestern portion of the City. Reclaimed water lines are located along Agoura Hills Road, Thousand Oaks Boulevard and Kanan Road. Reclaimed water is used to irrigate street medians and landscaping of all public facilities and some private areas along these corridors where possible. Goals and policies ensure existing and future residents a reliable water supply by working and supporting the LVMWD to utilize the City’s water rights and maintaining long-term water supply plans.



Las Virgenes Municipal Water District storage tank

Goal U-1

Water Supply System. High-quality reliable water supply, water treatment, distribution, pumping, and storage systems to meet the current and projected future daily and peak water demands of the community.

Policies

- U-1.1 Future Water Demands.** Work closely with the Las Virgenes Municipal Water District (LVMWD) and other appropriate agencies in determining the future potable and reclaimed water needs of the City. *(Imp U-1, U-2)*
- U-1.2 Water Treatment Capacity and Infrastructure.** Work with the Las Virgenes Municipal Water District (LVMWD) and other applicable agencies to develop sufficient water-treatment capacity and infrastructure to meet projected water demands. *(Imp U-1, U-2)*

- U-1.3 Growth and Level of Service.** Require new development to provide adequate facilities or pay its share of the cost for facilities required to support growth. *(Imp LU-5, LU-8)*
- U-1.4 Water Conservation Programs.** Coordinate the implementation of water conservation programs with the Las Virgenes Municipal Water District (LVMWD). *(Imp U-3, U-4)*
- U-1.5 Water Supply During Emergencies.** Work with the Las Virgenes Municipal Water District (LVMWD) to maintain an adequate water supply during emergencies. *(Imp U-5)*
- U-1.6 Reclaimed Wastewater.** Encourage the use of reclaimed wastewater provided by the Las Virgenes Municipal Water District (LVMWD) for irrigating public and private land. *(Imp U-6, U-7, U-8, U-9)*



Reclaimed water irrigation is used to irrigate private and public land

Wastewater Service

The Las Virgenes Municipal Water District (LVMWD) operates and maintains major sewer trunk lines in Agoura Hills. However, the majority of the City has been sewered by the Los Angeles County Department of Public Works. With some homes on a septic tank system, the Old Agoura area is the only portion of the City not entirely serviced by sewer facilities.

The following goals and policies ensure that sewer service will be adequately provided and maintained in all developed areas of the City.

Goal U-2

Wastewater System. A wastewater collection and treatment system that supports existing and planned development and minimizes adverse effects to water quality.

Policies

- U-2.1 Sufficient Service.** Maintain the adequacy of the City’s sewer system, including working closely with the Las Virgenes Municipal Water District (LVMWD) and the Los Angeles County Department of Public Works. *(Imp U-10, U-11, U-12, U-13, U-14)*
- U-2.2 Old Agoura Area.** Explore the potential for extending sewer lines into the Old Agoura area with the Las Virgenes Municipal Water District (LVMWD), Los Angeles County Department of Public Works, and Old Agoura Homeowners Association. *(Imp U-15)*
- U-2.3 Monitoring of Toxins.** Continue to monitor businesses or uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater. *(Imp U-16)*

UTILITY INFRASTRUCTURE (U)

- U-2.4 National Pollutant Discharge Elimination System (NPDES) and Regional Water Quality Control Board (RWQCB).** Continue to implement the requirements of the NPDES and RWQCB regulations, including the use of Best Management Practices (BMP) by businesses in the City. *(Imp U-17)*
- U-2.5 Service Inadequacies.** Identify service inadequacies within the City’s wastewater system, including working with the LVMWD and County Department of Public Works to address this. *(Imp U-10, U-11, U-12)*
- U-2.6 Septic Tanks.** Educate septic tank owners about the proper use and maintenance of septic systems to prevent spills and other hazards. *(Imp U-18)*

Storm Drainage

The Los Angeles County Flood Control District manages major flood control facilities in Agoura Hills. The major drainage channels in the City include Lindero Canyon, Medea, Palo Comado Canyon, Cheeseboro Canyon, and Liberty Canyon. Except for Palo Comado Canyon, all drainages that remain unchannelized or have been improved as seminatural channels are located in open space corridors. Preservation of floodplain areas as open space is considered a desirable alternative to channelization and is intended to convey a sense of the natural environment amid developed areas of the City. In addition to their visual function, these corridors are also important as pedestrian and equestrian linkages and for preservation of riparian habitats.



Stormwater drain on Agoura Road and Laura La Plante Drive

The following goals and policies ensure that existing flood control facilities are maintained and replaced as needed, nonpoint-source pollution is minimized, and that flood control improvements are provided without sacrificing the rural aesthetic quality of natural stream environments.

Goal U-3

Stormdrain System. Stormwater drainage facilities and services that are environmentally sensitive, accommodate growth, and protect residents, businesses, and property.

Policies

- U-3.1 Flood Control Planning.** Coordinate flood control planning with the Los Angeles County Flood Control District. *(Imp U-19)*
- U-3.2 Identify Deficiencies.** Improve the existing storm drainage system by correcting identified deficiencies. *(Imp LU-8, U-21)*
- U-3.3 Drainage Plans and Studies.** Require developers to prepare watershed drainage plans and studies for proposed developments that define needed drainage improvements per City standards. *(Imp U-20, U-22, U-23)*

- U-3.4 Conservation of Open Space Areas.** Conserve undeveloped, designated open space areas and drainage courses to the extent feasible for the purpose of protecting water resources in the City’s watersheds. *(Imp NR-1, NR-5, NR-7, NR-14, NR-16, NR-17)*
- U-3.5 Protection of Water Bodies.** Require new development to protect the quality of water bodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City’s NPDES permit. *(Imp U-24)*
- U-3.6 Bioswales.** Encourage the construction of bioswales in new development to minimize storm water run-off. *(Imp U-23)*

Solid Waste



Recycled waste residential service is provided in the community, including green and equestrian waste recycling

Solid waste collection and hauling services in Agoura Hills are provided by private operators. All nonhazardous residential and commercial solid waste collected within the City is disposed at the Calabasas Landfill, which is owned and operated by the Sanitation District of Los Angeles County. The City has developed numerous programs to reduce waste volumes from residences and business. The following goals and policies direct the City to implement measures that facilitate reduction and management of solid waste.

Goal U-4

Solid Waste Collection and Disposal Operations. Control and reduction of solid waste generation and disposal.

Policies

- U-4.1 Waste Collection Services.** Maintain adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law. *(Imp U-25)*
- U-4.2 Diversion of Waste.** Require recycling, green recycling/composting, and waste separation to reduce the volume and toxicity of solid wastes sent to landfill facilities, with the objective of diverting nonhazardous waste to a certified recycling processor, consistent with state mandates for landfill diversion. *(Imp U-26, U-27, U-28, U-29, U-30, U-31, U-32)*
- U-4.3 Waste Collection Performance.** Periodically review waste collection performance to verify adequacy of service. *(Imp U-25)*
- U-4.4 Community Education.** Continue to publicize and educate the public about waste reduction techniques, programs, and facilities. *(Imp U-34)*
- U-4.5 Recycling for New Development.** Require new development to incorporate recycling locations into the project. *(Imp U-35)*

UTILITY INFRASTRUCTURE (U)

- U-4.6 Hazardous Waste.** Continue the collection programs that provide disposal of household hazardous waste and electronic items to City residents throughout the year. *(Imp U-36)*
- U-4.7 Recycling and Reuse of Construction Wastes.** Continue the commercial solid waste/recycling program, consistent with state requirements for diversion, for waste collection from all commercial program providers, including recycling materials generated by the demolition and remodeling of buildings. *(Imp U-26, U-37)*
- U-4.8 Residential Waste Recycling.** Continue to provide recycling as part of regular residential curbside service, including green and equestrian waste recycling. *(Imp U-27)*
- U-4.9 Non-Residential Waste Recycling.** Continue to require non-residential uses and businesses to participate in the City's commercial recycling program. *(Imp U-26, U-38)*
- U-4.10 Community Clean-Up Events.** Continue to sponsor and help coordinate annual clean-up events, in which volunteers and community organizers help pick up litter at parks and other public areas. *(Imp U-39)*

Energy

Goals and policies in this section address the provision of energy to meet the needs of the City, improve energy efficiency, and encourage residents and businesses to consume less energy.

Electricity and natural gas within Agoura Hills are provided by Southern California Edison (SCE) and Southern California Gas Company (SCGC), respectively. Both companies are regulated by the California Public Utilities Commission and are required to extend service infrastructure to all new development.

Goal U-5

Energy Provision and Conservation. Adequate, efficient, and environmentally sensitive energy service for all residents and businesses.

Policies

- U-5.1 New Development Requirements.** Require that new development be approved contingent upon its ability to be served by adequate natural gas and electric facilities and infrastructure. *(Imp LU-7, U-40, U-41)*
- U-5.2 Adequate Facilities.** Coordinate with Southern California Edison (SCE) and Southern California Gas Company (SCGC) to ensure that adequate electric and natural gas facilities are available to meet the demands of



Volunteers at a community clean-up event



Power lines along Laura La Plante Drive

existing and future development, and to encourage conservation techniques. *(Imp LU-7, U-40, U-43)*

- U-5.3 Solar Access.** Ensure that sites, landscaping, and buildings are configured and designed to maximize and protect solar access. *(Imp U-41)*
- U-5.4 Energy Efficient Incentives.** Coordinate with relevant utilities and agencies to promote energy rebate and incentive programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments. *(Imp U-43, U-44, U-45, U-46)*
- U-5.5 Undergrounding of Utilities.** Require applicants to comply with the City’s undergrounding of utilities ordinances and policies and pursue a variety of funding opportunities to assist in supporting future efforts to underground existing utilities. *(Imp U-47, U-48)*
- U-5.6 Energy Conservation.** Install energy-efficient appliances and alternative-energy infrastructure, such as solar energy panels (photovoltaic panels) within all new City facilities and within existing facilities, as feasible. *(Imp U-49, U-50, U-51)*
- U-5.7 Solar Panels in Projects.** Provide incentives for use of solar energy in new development. *(Imp U-52)*

Telecommunication

Telecommunications services are offered to residents by a diversity of providers. These include Time Warner and Charter Cable for television and digital services; AT&T for standard landline telephone service; Verizon, Sprint, Cingular/AT&T, Nextel, and T-Mobile for cell phone service; and Vonage and Skype for voice-over internet protocol service.

Goal U-6

Telecommunication System. Quality communication systems that meet the demands of new and existing developments in the City.

Policies

- U-6.1 Access and Availability.** Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, and institutions throughout the City. *(Imp U-53)*
- U-6.2 Design and Siting of Utilities.** Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible. *(Imp U-54)*

UTILITY INFRASTRUCTURE (U)

- U-6.3 Evolving Technologies.** Continue to implement, as appropriate, new systems and technologies that may enhance City operations and services to the public. *(Imp U-55)*

C. Community Services (CS)



Forest Cove Park

The provision of community services is necessary for ensuring the health, safety, and welfare of the City’s residents. Community Services includes parks and recreation facilities and programs, fire and police protection, emergency services, education, and libraries. The social well-being of a community is nurtured and sustained by access to a full range of services that educate, enrich the lives, and meet basic human needs for health, safety, and quality of life. To reach these goals, Agoura Hills strives to provide quality recreational, educational, and cultural services through schools, libraries, parks, and community centers, as well as public safety services.

Recreation



A variety of recreation programs for all ages is provided in Agoura Hills

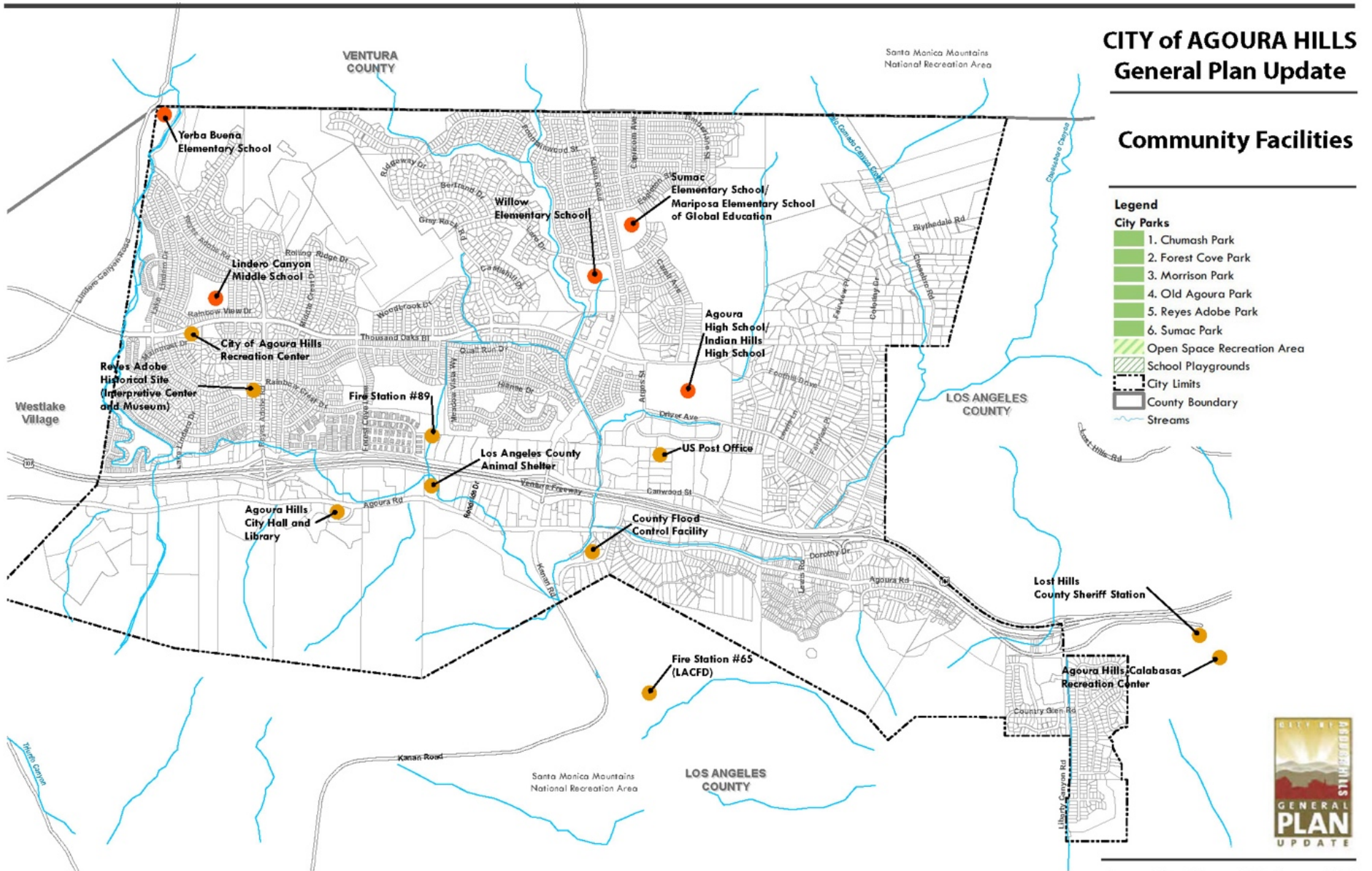
Agoura Hills has a variety of parks and open space areas that provide land for recreation and for preservation of natural features. A number of regional recreational facilities also surround Agoura Hills. The majority of these resources are situated within the Santa Monica National Recreation Area, one of the world’s largest urban national parks, which borders Agoura Hills on the south and east. Other recreational opportunities near the City include the Paramount Ranch, Peter Strauss Ranch, Cheeseboro Canyon owned by the National Park Service; the state-owned Malibu Creek State Park; parks within the Conejo Valley Recreation and Park District; and parks within the Oak Park area, including Chaparral, China Flat Trailhead, Eagle View, Mae Boyer, Oak Canyon Community, and Valley View Neighborhood Park. Within the City, six neighborhood parks and facilities and the Agoura Hills Community Center and Agoura Hills/Calabasas Community Center provide a variety recreational facilities and programs for residents (Figure CS-1 [Community Facilities] and Figure CS-2 [Recreational Facilities]).

Extensive bikeways and trail systems link open space and recreational resources in surrounding communities, including Thousand Oaks and Oak Park. Trails in Agoura Hills connect into the Westlake Village and Oak Park bikeways /trail network, further linking the City with a wider regional open space and trail network. Equestrian trails are located in the community throughout Old Agoura providing equestrian access to the Santa Monica Mountains. (Figure CS-3 [Trail Network]).

In addition to the City-owned parks, local schools serve as joint recreational facilities. The Las Virgenes Unified School District includes five school sites that are available for recreational use after school hours and on weekends. Each offers the use of open playfields, and Agoura High School has specialized facilities, including a pool, tennis courts, and a gymnasium.

CITY of AGOURA HILLS General Plan Update

Community Facilities



Source: City of Agoura Hills, January 2007.

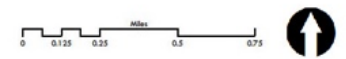


Figure CS-1



CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

CITY of AGOURA HILLS General Plan Update

Recreational Facilities



Legend

City Parks

- 1. Chumash Park
- 2. Forest Cove Park
- 3. Morrison Park
- 4. Old Agoura Park
- 5. Reyes Adobe Park
- 6. Sumac Park
- Open Space Recreation Area
- School Playgrounds
- City Limits
- County Boundary
- Streams



Source: City of Agoura Hills, July 14, 2009.



Figure CS-2

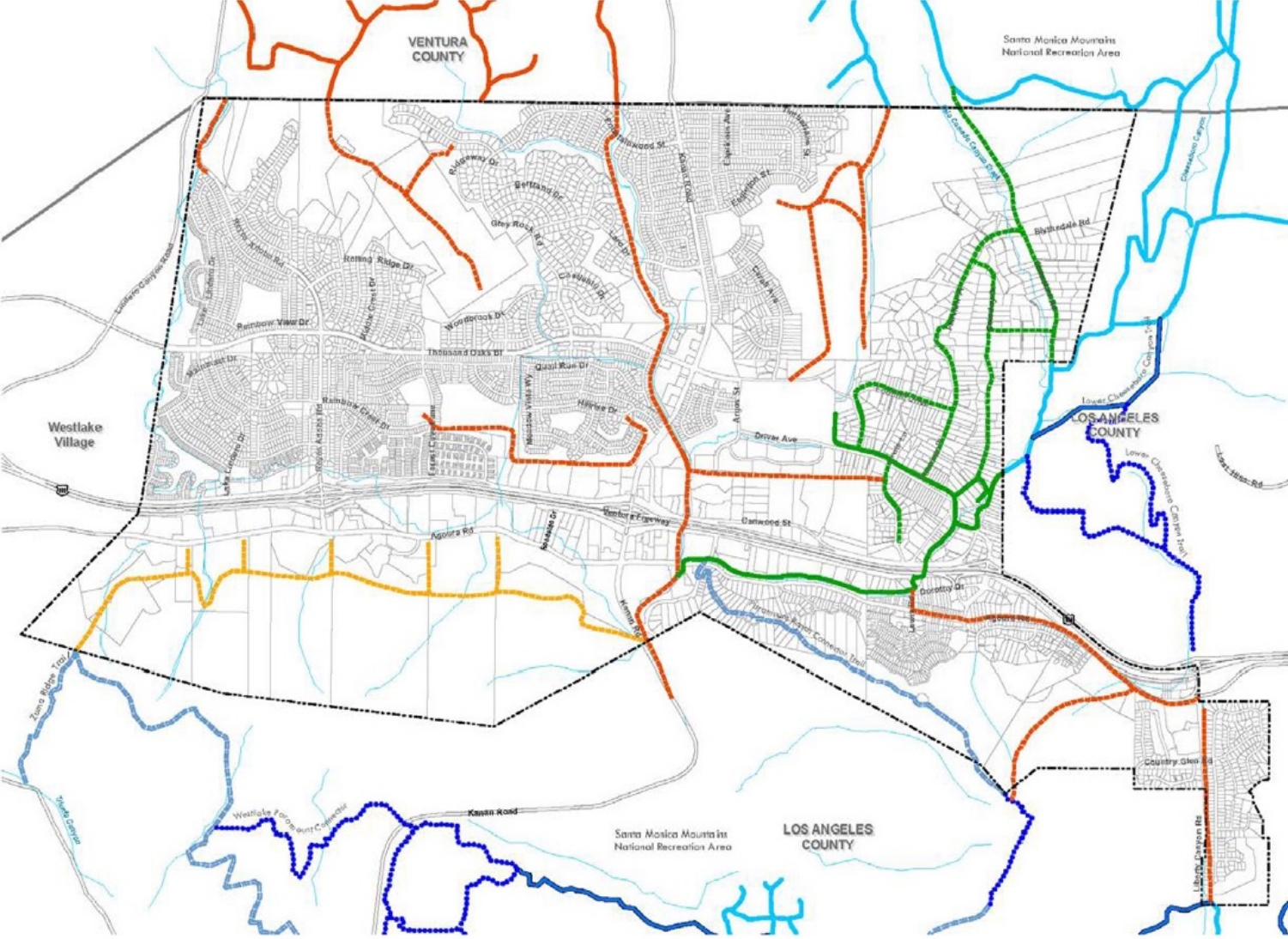


CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES

Intentionally Blank.

CITY of AGOURA HILLS General Plan Update

Trail Network



- Legend**
- Existing, All Purpose
 - Future, All Purpose
 - Future, All Purpose (Final trail alignment subject to future trail study)
 - Existing, Equestrian
 - Future, Equestrian
 - Santa Monica Mountains NRA
 - Existing, Multiple Use
 - Existing, Hike & Equestrian Only
 - Existing, Unofficial Trail
 - Future, Multiple Use
 - City Limits
 - County Boundary
 - Streams



Source: City of Agoura Hills, July 14, 2009.
 Agoura Hills Citywide Trails and Pathways Master Plan, 2008.
 NPS TMP Conceptual Trail Policy Alternatives, 2009.



Figure CS-3



Intentionally Blank.

PARK FACILITIES

Goals and policies address the development and maintenance of parklands, trails, facilities, and programs throughout the City.

Goal CS-1

Park and Recreation Facilities. Balanced and comprehensive recreation facilities for the Agoura Hills community.

Policies

CS-1.1 Service Level Goals. Develop and maintain parks and recreational areas in accordance with the goals in Table CS-1 (Parks, Community Facility, and Recreation Facility Service Level Goals). *(Imp CS-1, CS-2)*

Table CS-1 Parks, Community Facility, and Recreation Facility Service Level Goals	
Classification	Standard (unit/1,000)
PARK TYPES	
All Park and Open Space	8 acres/1,000 persons
Local Park and Recreational Space	3 acres/1,000 persons
Open Space	5 acres/ 1,000 persons

SOURCE: City of Agoura Hills, May 2009



Recreational facilities at Chumash Park

CS-1.2 Cooperation with External Agencies. Work with agencies outside of the City that control park lands, including the counties of Ventura and Los Angeles, National Park Service, and Santa Monica Mountains Conservancy, to ensure maximum benefits to local residents. *(Imp CS-3)*

CS-1.3 Bicycle and Pedestrian Connections. Connect recreational facilities with walking paths, trails, bikeways, and equestrian trails. *(Imp M-31)*

CS-1.4 Bicycle Racks. Require the installation of bicycle racks at parks and community centers. *(Imp M-32)*

CS-1.5 Complementary Activities. Ensure that the location and design of all parks, recreation, and community centers are compatible with existing adjoining uses. *(Imp CS-2, CS-4)*

CS-1.6 Location of Facilities. Distribute parks and facilities so that they are well dispersed throughout the community, and include recreation opportunities for all residents. *(Imp CS-2, CS-5, CS-6, CS-12)*

CS-1.7 Accessible Facilities. When renovating and creating new recreational facilities, ensure accessible standards as specified in state and federal laws, such as the Americans with Disabilities Act (ADA). *(Imp CS-7)*

- CS-1.8 **Facilities in Residential Development.** Encourage the provision of recreation facilities within new residential developments, as appropriate. *(Imp CS-8)*
- CS-1.9 **Maintenance.** Provide a high-quality maintenance program with regular inspections of facilities. *(Imp CS-9)*

RECREATION PROGRAMS

Goal CS-2

Park and Recreation Programs. Recreational programs and services that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and community relationships.

Policies



A variety of youth recreational programs are provided in the community

- CS-2.1 **Variety of Services.** Provide a wide range of recreation opportunities designed to enrich the lives of all residents, including passive, active, individual, and organized recreational services, including reasonable accommodations for special needs individuals and groups. *(Imp CS-10, CS-11, CS-12, CS-13, CS-14, CS-15, CS-18)*
- CS-2.2 **Programs for Residents.** Provide community services and programs that meet social, recreational, and health needs of the population, including seniors and youth. *(Imp CS-10, CS-11, CS-12, CS-13, CS-14)*
- CS-2.3 **Monitor Recreation Programs.** Monitor and update existing recreation programs and services to ensure that programs keep pace with community needs. *(Imp CS-10)*
- CS-2.4 **Quality of Life.** Promote healthy lifestyles and activities for the entire family as important considerations for recreational programs and amenities. *(Imp M-31, CS-13, CS-15)*
- CS-2.5 **Community Special Events.** Encourage community-wide special events that promote the City’s history, family activities, cultural events, and educational outreach. *(Imp CS-16)*

COORDINATION AND COOPERATION

Goals and policies support coordination and cooperation with other agencies and groups to create additional recreation opportunities for Agoura Hills residents.

COMMUNITY SERVICES (CS)

Goal CS-3

Coordination of Park and Recreation Facilities. Park facilities and programs that are coordinated between Agoura Hills and the Las Virgenes Unified School District (LVUSD), surrounding jurisdictions, the private sector, and regional resources.

Policies

- CS-3.1 Use Agreements with Other Agencies.** Continue to develop joint use and cooperative agreements with the Las Virgenes Unified School District and other agencies to provide recreational facilities and programs and services for residents and children. *(Imp CS-17)*
- CS-3.2 Work with Surrounding Communities.** Coordinate with surrounding local businesses and communities, including Westlake Village, Thousand Oaks, Oak Park, Calabasas, and Hidden Hills to provide opportunities for intercommunity participation in city programs and facilities. *(Imp CS-17)*
- CS-3.3 Volunteers.** Continue opportunities for citizen volunteers to participate in enhancing City programs. *(Imp CS-18)*



Tennis facilities at Agoura Hills High School

FINANCIAL RESOURCES

The maintenance and operation of existing structures and the construction of new facilities require substantial financial support. Goals and policies support creative financing mechanisms needed to implement an adequate recreational system.

GOAL CS-4

Funding for Park and Recreation Facilities. A comprehensive park and recreation system that is well funded.

Policies

- CS-4.1 Funding Mechanisms.** Implement financing mechanisms, such as Quimby Fees, user or service fees, or in-lieu fees, to acquire, obtain improvements to, and maintain park facilities. *(Imp CS-19, CS-20)*
- CS-4.2 Service Agreements.** Continue to pursue agreements with local community services, sports organizations, and clubs to provide shared use and maintenance services at City recreational facilities. *(Imp CS-17)*

TRAILS

Trails and pathways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also health benefits and an overall improvement in quality of life. In the General Plan survey conducted in August 2006, an overwhelming majority of residents (85%)

indicated they would support developing a network of pedestrian-friendly paths in the City that would allow residents to walk between schools, shopping facilities, libraries, and residences.

If properly planned for and constructed, trails and pathways can connect residential areas with commercial areas, schools, and open space, which will provide residents not only a place to exercise but an alternative route for commuting or running errands, thus reducing air pollution and traffic congestion.

Goals and policies support the development, maintenance, and implementation of a comprehensive trail system throughout the community that provides connections to regional trails that surround the City.

Goal CS-5

Trail and Path Network. A comprehensive trail and pathway system that makes pedestrian and equestrian travel healthy, feasible, safe, and enjoyable modes of transportation and forms of recreation in Agoura Hills.

Policies



Equestrian trail

- CS-5.1 Regional Trail Linkages.** Link the local trail and pathway system to existing and proposed regional trails. *(Imp CS-21)*
- CS-5.2 Local Trail Linkages.** Create a pedestrian pathway system between neighborhoods and to local parks, businesses, schools, and open space, routing users off major roadways wherever possible. *(Imp M-34, CS-21)*
- CS-5.3 Coordinated Trail Planning.** Coordinate the City’s trail system planning, implementation, and management efforts with those of regional jurisdictions and other public agencies. *(Imp CS-21)*
- CS-5.4 Coordination with Agencies.** Partner with neighborhood groups, private individuals, and local businesses to acquire various trail amenities. *(Imp CS-21)*
- CS-5.5 Sustainable Trails.** Locate trails and pathways in a manner that does not cause environmental degradation, and protects environmentally sensitive areas. *(Imp CS-22)*
- CS-5.6 Trail System.** Implement the Citywide Trails and Pathway Master Plan, and complete the City’s Trail System as shown on Figure CS-3 (Trail System). *(Imp CS-21, CS-23)*
- CS-5.7 Funding Trail Development.** Pursue creative methods of trail easement acquisition, such as encouraging the donation of trail easements, working with property owners, and applying for grants and alternative funding sources. *(Imp CS-21)*

COMMUNITY SERVICES (CS)

- CS-5.8 Community Outreach.** Develop a trail promotion program that provides information on trail locations, connections, uses, and rules. Information can include a trail user’s guide and maps posted on the City’s webpage and at trailheads and activity centers, such as the City’s community centers and parks. *(Imp CS-21)*
- CS-5.9 Connecting to Trail System.** Require that new development provide connections to adjacent trail systems, as applicable. *(Imp CS-21, CS-24)*
- CS-5.10 Trail Maintenance.** Pursue an ongoing trail and pathway maintenance program, including volunteer opportunities. *(Imp CS-21)*

Emergency Services

The quality of life in the City of Agoura Hills depends in part on the ability of residents, business owners, and visitors to receive adequate crime protection and emergency service in response to fires, accidents, and natural disasters. The Los Angeles County Sheriff’s Department and the Los Angeles County Fire Department provide police and fire services within Agoura Hills. Paramedic units responding to medical emergencies in Agoura Hills transfer patients primarily to Westlake Medical Center in Westlake Village, or alternatively to emergency care facilities in Thousand Oaks, Simi Valley, or West Hills.



Fire and emergency services in the City are provided by the Los Angeles County Fire Department

Goals and policies in this section provide for coordinated fire and police protection and emergency medical services that serve all areas of the City and support the needs of residents and businesses.

Goal CS-6

Coordination of Fire and Emergency Services. Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community.

Policies

- CS-6.1 Support the Los Angeles County Fire Department.** Continue to work with and support the Los Angeles County Fire Department to ensure adequate personnel, facilities, and infrastructure needs to maintain a high level of fire protection and emergency services within the City. *(Imp CS-25)*
- CS-6.2 Coordination with Other Agencies.** Coordinate with the Ventura County Fire Department and Los Angeles County Fire Department to provide assistance during emergency situations that require outside help. *(Imp CS-26)*
- CS-6.3 Agoura Hills CERT.** Support the efforts of the Agoura Hills Community Emergency Response Team (CERT). *(Imp CS-27)*

- CS-6.4 Emergency Response.** Continue to monitor emergency response to citywide disasters to determine if service improvements are needed. *(Imp CS-25, CS-28)*
- CS-6.5 Adequate Infrastructure.** Continue to monitor the water pressure for fire suppression and evaluate and implement feasible solutions. *(Imp U-5)*
- CS-6.6 New Development.** Require all new developments to implement measures to reduce the potential for fire hazards, including incorporating fire prevention suppression systems. *(Imp CS-29)*

Goal CS-7

Police and Emergency Services. Quality police protection and emergency services that protect the long-term health, safety, and well-being of residents, businesses, and visitors.

Policies

- CS-7.1 Support Los Angeles County Sheriff’s Department.** Continue to work with and support the Los Angeles County Sheriff’s Department to ensure adequate personnel, facility, and infrastructure to provide police protection and emergency services. *(Imp CS-25, CS-30, CS-31)*
- CS-7.2 Coordination with Other Agencies.** Coordinate with the California Highway Patrol and other nearby law enforcement and emergency agencies to provide assistance during emergency situations requiring outside help. *(Imp CS-26)*
- CS-7.3 Graffiti Removal.** Continue to implement the City’s graffiti removal program. *(Imp CS-33)*
- CS-7.4 Crime Prevention through Environmental Design.** Encourage the use of Crime Prevention through Environmental Design (CPTED), or other comparable concepts, to increase the perception of public safety and decrease the opportunity for crime. *(Imp CS-32)*

Educational Services



The Las Virgenes Unified School District provides public educational services (Willow Elementary pictured)

This section identifies issues relating to the public school and library systems that serve City residents. Agoura Hills is a family-oriented community with a large number of children who are served by the Las Virgenes Unified School District, which also serves the cities of Westlake Village and Calabasas. Educational facilities within the City include one high school, one continuation high school, one middle school, three elementary schools, and one alternative elementary school.

Goal CS-8

Educational System. Quality education to all kindergarten-, elementary school-, middle school-, and high school-aged residents.

Policies

- CS-8.1 Educational Services.** Support the Las Virgenes Unified School District and private schools to provide educational services to all kindergarten-, elementary school-, middle school-, and high school-aged residents. *(Imp CS-35)*
- CS-8.2 Expand and Improve Facilities.** Cooperate with the Las Virgenes Unified School District to expand or upgrade its facilities. *(Imp CS-36)*
- CS-8.3 Joint-Use Facilities.** Continue to coordinate with the Las Virgenes Unified School District in the utilization of joint school/park facilities for recreational purposes. *(Imp CS-17)*



Born Learners School is a private school on Agoura Road

Libraries

Library services in the City are provided by the County of Los Angeles Public Library System. Over the years, library services have been located at various sites including several schools and, in 1970, a 7,500-square-foot storefront facility. In 2001, the former Las Virgenes Library became the “Agoura Hills” Library, moving to a new 17,500-square-foot facility that is part of the recently constructed City Hall Civic Center. The City worked actively with a committee to design the new library to address all segments of the community. Library services include a children’s reading room, conference rooms, multimedia services, special collections, numerous reading and educational programs, and a bookstore. Goals and policies provide for the continuation of library services and the provision of facilities commensurate with population growth.



Agoura Hills Library

Goal CS-9

Library System. Library facilities that enhance Agoura Hills residents’ and employees’ quality of life and create opportunities for self-learning and cultural and academic enrichment.

Policies

- CS-9.1 Support Library Services.** Continue to support Los Angeles County in the provision of library services and programs to meet the needs of residents. *(Imp CS-36)*

Chapter 4 NATURAL RESOURCES

A commitment to the conservation of natural resources ensures the ongoing availability of finite resources, such as open space, safe water supply, clean air, scenic vistas, and energy resources. This assurance contributes substantially to the physical and psychological health and well-being of the community and strengthens the vitality of the local and regional economic base. Goals and policies in this chapter address the preservation and maintenance of Agoura Hills' environmental resources, not only to benefit current residents, but also to ensure the sustainability of these resources for future generations.

A. Open Space

A ring of open space land surrounds the City of Agoura Hills. The open lands within and surrounding the City, combined with its close proximity to regional parks, provide an immediate scenic and recreational benefit to local residents and an important habitat area for wildlife. In addition, open space promotes the quality of life by providing psychological relief, and is a source of civic pride. Open space provides opportunities for tourism, and increases property values, as people find it desirable to live near open space areas. The City of Agoura Hills is situated at the gateway to the Santa Monica Mountains National Recreation Area, which offers miles of hiking, equestrian, and bicycling trails, and guided nature walks. Within the community, there are 2,000 acres of land in that are deed restricted or designated for preservation as open space. The sheer abundance of the community's designated open space areas, and the scenic hillsides that define the City, contribute to its unique character quality of life.

Some of the larger open space parcels located within Agoura Hills and the adjoining planning area are designated as restricted open space. This category includes areas in which development rights are assumed to exist, but where development potential is constrained because of natural habitat, visual and aesthetic value, and ownership by land conservation groups. Some dwelling units are allowed within restricted open space areas limited to densities of no greater than one unit per 5 acres. Other areas, such as Morrison Highlands, contain restricted open space/deed-restricted lands that are held by homeowners associations. Figure NR-1 (Open Space Resources) identifies open space resource areas within and surrounding the City of Agoura Hills and includes a wildlife corridor, City parks, school playgrounds, the Santa Monica Mountains National Recreational Area. Other open space areas identified on this map include private lands, such as those owned by homeowners associations (Morrison Ranch) or private development sites (Ladyface Mountain Specific Plan, and publicly owned-preserved open space (Agoura Village). Within the community, several open space corridors provide access for people and wildlife to passive and active open



Cheeseboro Canyon, part of the Santa Monica Mountains National Recreation Area, has over 2,000 acres of rolling oak woodland

space lands. The City recognizes the need to preserve and protect these corridors, while working with surrounding jurisdictions to create an efficient system.

Key open space resources—Lindero Canyon, Medea Creek, Ladyface Mountain, Palo Comado Hills, Morrison Hills, Southeast Ridge, and Indian Hills—serve as linkages through the community. Lindero Canyon, which runs along the northwest boundary of Agoura Hills, consists of an open space corridor and a golf course. Medea Creek traverses the center of the City, including an open space area. The Ladyface Mountain open space area is within the Ladyface Mountain Specific Plan area, in the southwest portion of the City. Collectively, these resources provide access to active and passive open spaces throughout Agoura Hills and the surrounding area and provide biological habitat for wildlife and visual value for the community.

There are four primary ridgelines within the City: Morrison Highlands, Fountainwood, Ladyface Mountain, and the Southeast Ridge (Figure NR-1). The Morrison Hills are located in the Morrison Ranch area in the north-central portion of the City, while the Palo Comado Hills are in the northeastern part of the City, within Old Agoura. The southwestern part of the City is the location of the Southeast Ridge/Indian Hills open space.

Goal NR-1

Open Space System. Preservation of open space to sustain natural ecosystems and visual resources that contribute to the quality of life and character of Agoura Hills.

Policies



Park land preserve on Agoura Road

NR-1.1 Open Space Preservation. Continue efforts to acquire and preserve open space lands for purposes of recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety, aesthetic visual resource, and overall community benefit. *(Imp LU-14, LU-15, NR-1)*

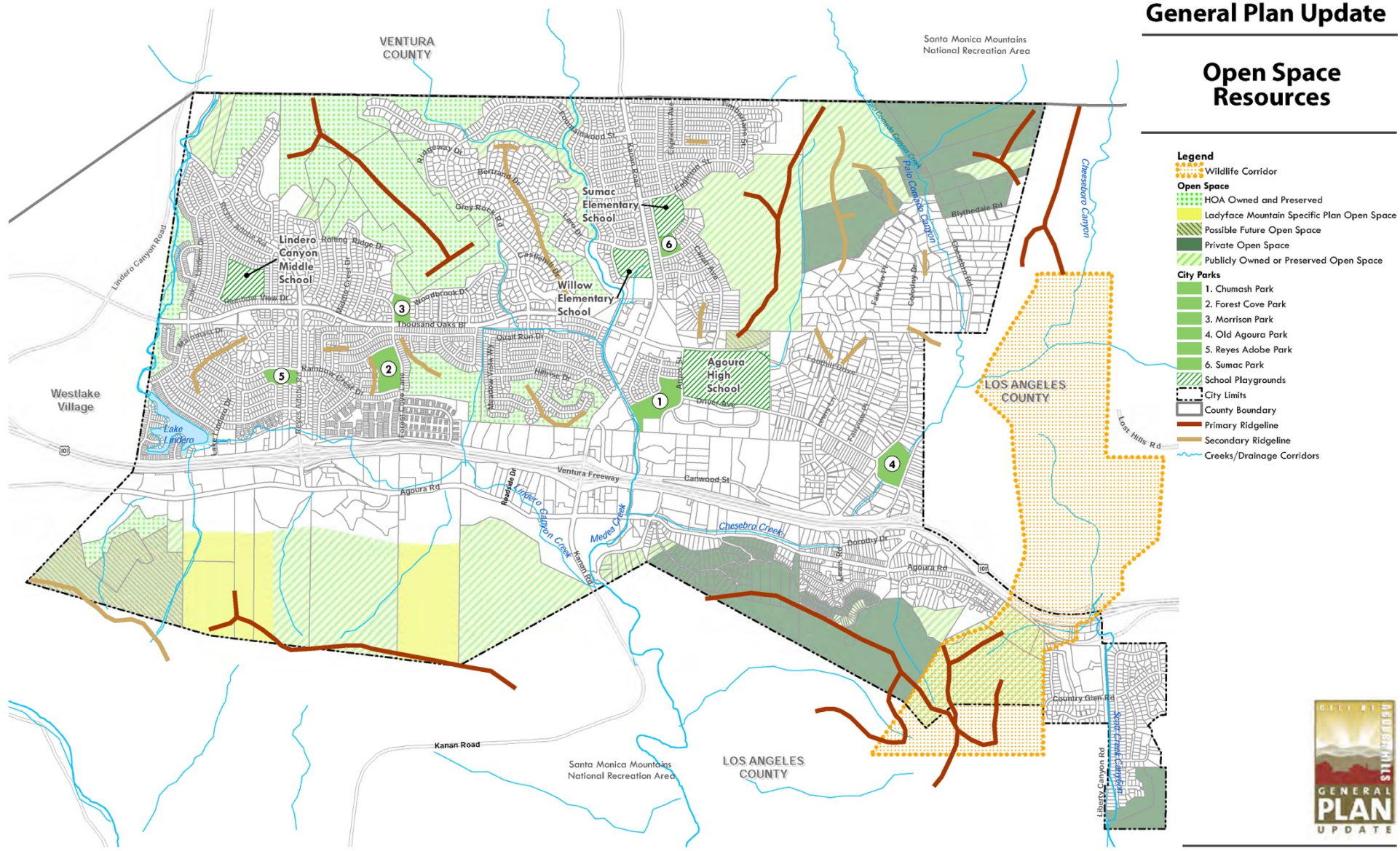
NR-1.2 New Development. Require new development to create a transition area between open space resources and development to minimize the impacts affecting these resources. *(Imp NR-2)*

NR-1.3 Slope Preservation. Require that uses involving grading or other alteration of land maintain the natural topographic character and ensure that downstream properties and watercourses are not adversely affected by siltation or runoff. *(Imp LU-11, LU-12, NR-3)*

NR-1.4 Wildlife Habitat. Prioritize preservation of open space in its natural form to support sensitive, endangered, threatened, or otherwise protected species as part of a contiguous system that allows the movement of wildlife from one habitat area to another. *(Imp NR-1, NR-4, NR-5)*

CITY of AGOURA HILLS General Plan Update

Open Space Resources



Source: City of Agoura Hills, 2009.



Figure NR-1



Intentionally Blank.

OPEN SPACE

NR-1.5 Funding. Pursue and apply for grant funding from existing and anticipated county, state, federal, private, and other funding sources to support the purchase of open space and the restoration of open space resources. *(Imp NR-1)*

B. Visual Resources

Hillsides

Situated within the Santa Monica Mountains, the City of Agoura Hills has many hillsides within its jurisdiction; however, six primary ridgelines dominate the community’s landscape. These ridgelines remain generally undeveloped; however, some construction has occurred at the base of the hillsides. The ridgelines identified below have slopes greater than 25 percent and are the primary topographical features viewed from the Ventura Freeway corridor and major arterials within Agoura Hills.



View of Ladyface Mountain

Ladyface Mountain between Kanan Road and the western City limits on the southern border of Agoura Hills reaches a peak elevation of 2,036 feet. One ridgeline in the northwestern portion of the community is situated above Thousand Oaks Boulevard and west of Kanan Road, and the two others are located in the northeastern corner of Agoura Hills. A ridgeline in the southeast corner of Agoura Hills between Kanan and Liberty Canyon Roads creates the City’s southern boundary. Outside Agoura Hills’ boundaries to the northeast is a ridgeline situated within the Santa Monica Mountains National Recreation Area.

A number of secondary ridgelines are located in Agoura Hills. These ridgelines, while important visual form-giving and space-defining features, are of lesser significance than primary ridgelines because views of these features are partially blocked or the s have been developed with urban land uses. Topographical features within Agoura Hills create important viewsheds in the community, and development should be limited within these areas as outlined in the City’s Hillside Development Ordinance.

Scenic Resources



View of the Santa Monica Mountains from Morrison Ranch

The massive volcanic structure of Ladyface Mountain within the Santa Monica Mountains provides a dramatic backdrop to the City as viewed from along the freeway corridor and other arterials. Ladyface Mountain, which rises to a dramatic elevation of over 2,000 feet, is a focal point of community pride and parallels the US 101 corridor. Other important scenic resources include Strawberry Hill (located north of Canwood Street and south of Thousand Oaks Boulevard, just east of Forest Cove Park), Morrison Ranch Hills, the Morrison Ranch Hills (north of Thousand Oaks Boulevard, generally between Reyes Adobe Road and Kanan Road), Palo Comado Hills (in the northeastern corner of the City), and the higher more distant Simi Hills that border the City on the north.

Agoura Hills is known as the “Gateway to the Santa Monica Mountains National Recreation Area.” The trailhead for the Zuma Ridge, or Simi-to-Sea, Trail that connects the national parklands both north and south of the freeway is within close proximity to the Ventura Freeway and City arterials. The hills of the Santa

VISUAL RESOURCES

Monica Mountains provide panoramic vistas, majestic oak trees, and dramatic backdrops of picturesque canyons and hillsides. Scenic corridors provide an opportunity to take advantage of the natural environment. Scenic corridors can help carry the feeling of rural character throughout the City, both by providing views of open and rural areas from a variety of locations, and by carrying more natural design themes along the roadway and parkway landscaping of the scenic highway itself.

The following road segments are valuable scenic resources in the community that provide scenic views of the Santa Monica Mountains, including Ladyface Mountain.

1. Reyes Adobe Road from Thousand Oaks Blvd. to Agoura Road
2. Thousand Oaks Blvd. from westerly City limits to easterly City limits
3. Agoura Road from westerly City limits to easterly City limits
4. Kanan Road from Agoura Road south to the City limits

Reyes Adobe Road provides scenic vistas to the north and south along the roadway axis, including prominent views of Ladyface Mountain. Single-family residential uses predominate along Reyes Adobe Road, with commercial nodes at Agoura Road and Canwood Street. The landscape theme is varied as the areas between the residential walls and the sidewalk along most of this corridor are owned by private individuals.

Thousand Oaks Boulevard runs east/west through the heart of the residential sections of the community. It provides vistas from key high locations near Strawberry Hill and Reyes Adobe Road. From these high points, there are views of the developed areas of the City with the backdrop of mountains and foothills.

Thousand Oaks Boulevard has landscaping of suburban character and a City landscaped median. Adjacent uses along Thousand Oaks Boulevard are predominantly residential with commercial nodes at Lake Lindero Drive and Kanan Road.

Agoura Road runs east/west through the southern section of the community, along the base of the Santa Monica Mountains foothills. The view along Agoura Road is characterized by close-in foothill views to the south, with occasional vistas beyond the City to the north with the backdrop of rolling hills and the higher, more distant Simi Hills. Through the old commercial district of the City near Chesebro Road, Agoura Road is lined with large mature oak trees. An open rectangular concrete drainage channel carries the Cheeseboro Canyon Wash along the north side of Agoura Road from Medea Creek beyond Waring Place.

Generally, Agoura Road east of Kanan Road is a two-lane arterial developed to rural standard without curb and gutter.

Curb, gutters, and sidewalk requirements have been established by the Agoura Village Specific Plan for portions of Agoura Road in that Plan area. Additionally,

Agoura Road will remain two lanes through the Plan area, generally from Cornell Road to Kanan Road. Portions of the road west of Kanan Road are four lanes. From Kanan Road westerly to the City limits, the roadway in its entirety will eventually become a four-lane arterial.

In general, land to the south of Agoura Road is undeveloped or developed with scattered hillside residential units. Between Agoura Road and the Ventura Freeway are older commercial uses and more recently developed research and development parks and office buildings with surface parking. Between Cornell Road and Kanan Road, Agoura Road runs through the Agoura Village Specific Plan area, forming the primary backbone of the mixed-use development village.

West of Reyes Adobe Road, the south side of Agoura Road is primarily vacant until just before the City limits. However, these parcels are expected to be developed in the future pursuant to the Ladyface Mountain Specific Plan.

Landscaped medians are located along portions of Agoura Road, west of Kanan Road. The Agoura Village Specific Plan establishes guidelines for median landscaping along the segment generally between Cornell Road and Kanan Road while the Ladyface Mountain Specific Plan provides standards for the portion west of Kanan Road to the westerly City limits.

Kanan Road runs north/south through the City. The segment south of Agoura Road to the City limits provides excellent views of Ladyface Mountain. South of Agoura Road, it is currently a two-lane road through undeveloped areas with no landscaping. This segment serves as a scenic entry at the southerly City limits.

Goal NR-2

Visual Resources. Preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation, and tourism.

Policies

NR-2.1 Maintenance of Natural Topography. Require development to be located and designed to maintain the visual quality of hills, ridgelines, canyons, significant rock outcroppings, and open space areas surrounding the City and locate and design buildings to minimize alteration of natural topography. *(Imp LU-11, LU-12, LU-13, LU-14, LU-15, NR-1)*

NR-2.2 Trails, Recreation Areas, and Viewing Areas. Provide public trails, recreation areas, and viewing areas near significant visual resources, where appropriate. *(Imp LU-14, LU-15, CS-2, CS-21)*

NR-2.3 Protect Ridgelines. Maintain the community’s primary and secondary ridgelines. *(Imp LU-11, LU-12, LU-14, LU-15)*

NR-2.4 Location and Design of Developments. Require development within visually sensitive areas to minimize impacts to scenic resources and to



Multi-purpose trail along Driver Avenue

VISUAL RESOURCES

preserve unique or special visual features, particularly in hillside areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Clustering of development so as to preserve open space vistas and natural features
- Minimal disturbance of topography
- Creation of contiguous open space networks (*Imp LU-10, LU-11, LU-14, LU-15, NR-2*)

NR-2.5 Signage. Ensure that building and site signage is appropriate to the use and location, and is not visually intrusive. (*Imp LU-20, NR-28*)

Goal NR-3

Scenic Roads. Maintenance and enhancement of the visual quality of City roads that have valuable scenic resources in order to create a special awareness of the environmental character and natural and man-made resources of the community.

NR-3.1 Development along Scenic Roads. Ensure a quality visual experience along the entire length of the scenic roads through protection and enhancement of views and development of appropriate landscaping. (*Imp LU-10, LU-11, LU-14, LU-15*)

NR-3.2 View Protection. Preserve the hillside backdrop and natural landforms visible from the scenic roads in their present state to the extent possible. (*Imp LU-10, LU-11, LU-12, LU-14, LU-15*)

C. Biological Resources

A number of sensitive animals and plants live in Agoura Hills’ open space areas. (Figure NR-2 [Habitats and Sensitive Species]). These resources may diminish as the City continues to grow, and therefore need to be protected. The County has identified two significant ecological areas (SEAs) with portions in Agoura Hills: the Las Virgenes SEA #6 and Palo Comado Canyon SEA #12. The Las Virgenes SEA, situated southeast of the Kanan and Agoura Road Intersection, and the Palo Comado SEA, located in the northeast corner of Agoura Hills, contain species of sensitive plant life (Figure NR-2).

The majority of this land is, however, currently under private ownership and may be subject to development pressures. The City of Agoura Hills and Los Angeles County have policies and regulations influencing development activities within the SEAs. Agoura Hills’ adopted Zoning Ordinance contains measures to protect the SEA from incompatible development, preserve the natural terrain, and maintain a quality environment and aesthetic character of the City while limiting development. The adopted ordinance requires new development to obtain a conditional use permit or architectural review approval prior to the commencement of development within the SEA.

The Liberty Canyon Wildlife Corridor is part of a larger habitat linkage between the Santa Monica Mountains, the Simi Hills, the Santa Susana Mountains, and the Sierra Madre Mountains. The corridor passes through the City in the southeastern corner, as shown on Figure NR-1.



Oak trees are valuable natural resources in the community

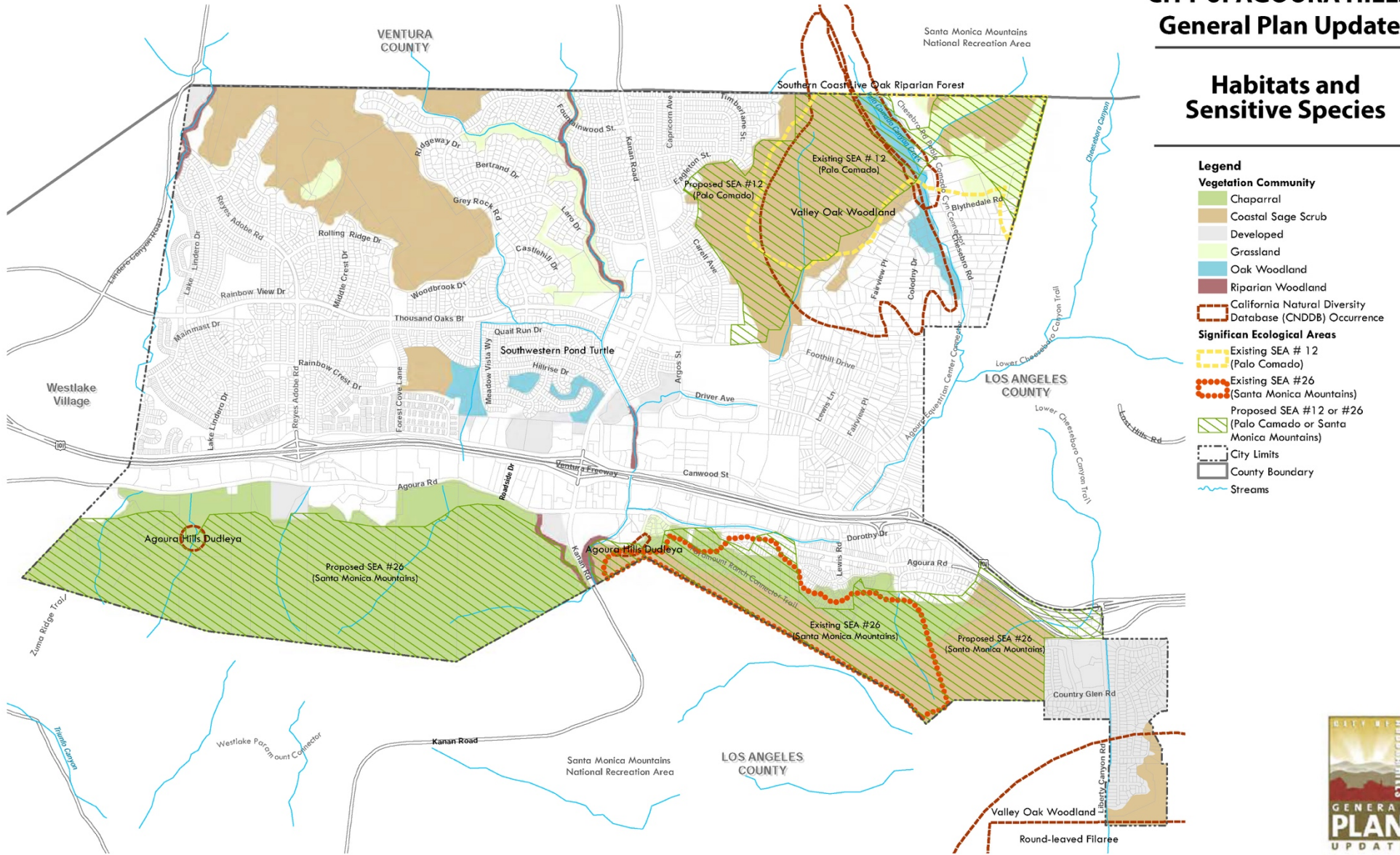
Native oaks are considered a valuable resource by the California Department of Fish and Game and the City of Agoura Hills. A significant number of oak trees remain scattered throughout Agoura Hills despite development pressures. Concentrations of oak trees are clustered in the northeastern area of the City and along the foothills of Ladyface Mountain. Oak trees have additionally been incorporated into subdivision designs and commercial developments throughout the community. The trees are protected by the City of Agoura Hills Oak Tree Ordinance and the preservation of these oak trees remains a high priority in recognition of their historical, environmental, and aesthetic values to the community, present and future.

Goal NR-4

Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

CITY of AGOURA HILLS General Plan Update

Habitats and Sensitive Species



Source: City of Agoura Hills, 2009.



Figure NR-2



Intentionally Blank.

BIOLOGICAL RESOURCES

Policies

- NR-4.1 Resource Protection.** Preserve Agoura Hills’ two significant ecological areas (SEAs) from incompatible development through City policies and coordination with Los Angeles County and other relevant agencies to protect habitats of sensitive plants and animals. *(Imp LU-11)*
- NR-4.2 Conserve Natural Resources.** Continue to enforce the ordinances for new and existing development in the City’s hillside areas, such that development maintains an appropriate distance from ridgelines, creek and natural drainage beds and banks, oak trees, and other environmental resources, to prevent erosion, preserve viewsheds, and protect the natural contours and resources of the land. *(Imp LU-11, LU-14, LU-15, LU-29, NR-3, NR-6, NR-7)*
- NR-4.3 Development and Environmental Review.** Ensure that the development and environmental review process is sensitive to the preservation and protection of sensitive wildlife and plant species, wildlife corridors, significant ecological areas (SEAs), and other sensitive habitat communities. *(Imp NR-8)*
- NR-4.4 Cluster Development.** Encourage clustered development in sensitive areas to preserve and reduce the impact to natural lands. *(Imp LU-11, LU-14, LU-15)*
- NR-4.5 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of recreation, habitat preservation and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefits. *(Imp LU-14, LU-15, NR-1)*
- NR-4.6 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s open space systems. *(Imp LU-11, LU-14, LU-15, M-31, NR-1, NR-2, CS-21)*
- NR-4.7 Green Infrastructure.** Maintain a multi-functional “green infrastructure,” consisting of natural areas, open spaces, urban forest, and parklands, that serves as a defining physical character of Agoura Hills, provides visitors and residents with access to open spaces and recreation, and is designed for environmental sustainability. *(Imp M-31, M-34, CS-1, CS-2, CS-9, NR-1, NR-9, NR-10)*
- NR-4.8 Open Space and Activity Centers.** Link open space to activity centers, parks, other open space, and scenic routes to help define urban form and beautify the City. *(Imp LU-14, M-34, CS-21)*
- NR-4.9 Landscaping.** Encourage landscaping that minimizes the need for herbicides and pesticides and that provides food, water, shelter, and nesting sites for birds, butterflies, beneficial insects, and other creatures that both help maintain the landscape and restore the larger ecosystem. Landscape design can re-create habitat lost to urban

development and attract resident and migratory wildlife. *(Imp NR-11, NR-12, NR-13, NR-14)*

NR-4.10 Tree Preservation. Continue to sustain the City’s oak trees, which are an integral part of the character of the City, and continue to plant and maintain these trees in a manner that will allow them to mature and thrive. *(Imp NR-6)*



Palo Comado Canyon Creek is a natural waterway in the community

NR-4.11 Creeks and Natural Resources. Support the restoration of creeks and other natural resources. Activities include creek cleanup, erosion and urban runoff control, and weeding of non-native plants. *(Imp NR-15, NR-16, NR-17)*

NR-4.12 Wildlife Corridors. Protect and maintain wildlife corridors, particularly the Liberty Canyon wildlife corridor, and adjacent areas as appropriate, to help the continued survival of wildlife. *(Imp NR-4)*

NR-4.13 Public Education. Support educational programs for residents and visitors about the uniqueness and value of the natural resources, plants, and wildlife in the region, and about how to manage development to preserve native wildlife populations. *(Imp CS-13, CS-16, NR-18)*



Wildlife corridor located within Liberty Canyon

NR-4.14 Volunteer Programs. Create opportunities for volunteers to participate in maintaining the City’s biological and other natural resources. *(Imp U-39)*

D. Water

Policies in this section guide development and infrastructure practices to support water conservation and protect surface water and groundwater from the degradation of runoff and pollution. Agoura Hills has a number of blue-line streams that intermittently transport water. The four primary creeks are Medea, Lindero Canyon, Chesebro, and Palo Comado. Medea Creek flows through the center of Agoura Hills, encompassing unimproved and improved channels and an open space corridor. Lindero Canyon Creek runs through the canyon in the northwest quadrant of the City to empty into Lake Lindero then daylights again just south of Agoura Road west of Kanan Road. Palo Comado Creek crosses the northeast section of Agoura Hills. Chesebro Creek in the City runs along the north side of Agoura Road between Lewis Road and Medea Creek. In addition to these watercourses, a number of streams throughout Agoura Hills intermittently transport water.



Lindero Canyon Creek

Preserving watercourses in their natural state, where feasible, is a community priority. Clean water is essential in sustaining present and future generations, as well as plants and animals.

Water Conservation

Goal NR-5

Water Conservation. Minimization of water consumption through conservation methods and other techniques.

Policies

- NR-5.1 Water Conservation and Education.** Continue to support the efforts of the Las Virgenes Municipal Water District in water conservation in the City, both through minimizing the consumption of water and through public education. *(Imp U-3, U-4)*
- NR-5.2 Water Conservation Measures.** Require water conservation measures/devices that limit water usage for all new construction projects, including public facilities, such as the use of water-efficient landscaping and irrigation, on-site stormwater capture as feasible, low-flow and efficient plumbing fixtures, and the use of recycled water for irrigation. *(Imp U-4, U-6, U-7, U-8, U-9, U-22)*
- NR-5.3 Water-Efficient Landscaping and Irrigation.** Require that drought-tolerant landscaping, water-efficient irrigation systems be installed, and recycled water be used for landscaping, as feasible, for all private and City landscaping and parkways. Encourage such landscaping and irrigation, as appropriate, in private development. *(Imp U-3, U-6, U-7, U-8, U-9, NR-19)*



A number of areas of the City are irrigated with reclaimed water

- NR-5.4 Optimum Timing for Water Irrigation.** Require that all irrigation systems irrigate at optimum times of the day, as recommended by the Las Virgenes Municipal Water District, and consider the use of weather sensors, to facilitate optimum irrigation and other technology for monitoring and control. Encourage such irrigation timing for private development. *(Imp NR-5)*
- NR-5.5 Recycled Water.** Work with the Las Virgenes Municipal Water District in further creating opportunities for recycled water to irrigate the public landscape, provided that the heavy metal and salt content of recycled water will not interfere with plant growth. *(Imp U-7, U-8)*

Water Quality

Goal NR-6

Water Quality. Protection of the water quality of local watersheds and groundwater resources.

Policies

- NR-6.1 Riparian Habitat.** Protect and enhance the natural qualities of riparian habitat. *(Imp NR-5, NR-7, NR-14, NR-15, NR-16, NR-17)*
- NR-6.2 Percolation.** Design trails, landscaped areas, and other open areas in development projects to capture stormwater runoff and percolate into the groundwater basin, to the extent feasible. *(Imp U-22, U-23, CS-21)*
- NR-6.3 Permeable Surfaces.** Encourage maximizing permeable surfaces for new or substantially renovated public, institutional, residential, and commercial projects. *(Imp U-22, U-23)*
- NR-6.4 Protect Open Space Areas and Water Resources.** Conserve undeveloped open space areas and drainage courses and channels for the purpose of protecting water resources in the City’s watershed. For construction and post-development runoff, control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City’s National Pollution Discharge Elimination System (NPDES) Permit. *(Imp U-22, U-23, U-24, NR-1, NR-3, NR-7, NR-14, NR-15, NR-16, NR-17)*
- NR-6.5 Watershed Education.** Participate in regional and inter-agency watershed awareness and water quality educational programs for community organizations, the public, and other appropriate groups. *(Imp NR-17)*
- NR-6.6 Cooperation with Other Agencies.** Coordinate and collaborate with other jurisdictions and regional agencies in the watershed to address water quality issues of regional or local importance. *(Imp NR-17)*



Percolation swale

WATER

- NR-6.7 Stormwater Quality.** The City shall control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit. *(Imp U-22, U-23, U-24)*
- NR-6.8 New Development.** The City shall require new development to protect the quality of waterbodies and natural drainage systems through site design, stormwater treatment, and best management practices (BMPs) consistent with the City's NPDES Permit. *(Imp U-20, U-22, U-23, U-24)*

E. Air Quality



Smoke from fires can be a major contributor to point source pollution

Pollutants emitted into the air from stationary and mobile sources affect air quality. Stationary sources can be divided into two major subcategories: point sources and area sources. Point sources consist of one or more emission sources at a facility with an identified location and are usually associated with manufacturing plants or a localized event, such as a fire. Area sources are widely distributed and produce many small emissions.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources are a combination of emissions from automobiles, trucks, and indirect sources. Indirect sources are sources that by themselves may not emit air contaminants; however, they indirectly cause the generation of air pollutants by attracting vehicle trips or consuming energy. Examples of indirect sources include an office complex or commercial center that generates commuter trips and consumes energy resources through the use of natural gas for space and water heating. Indirect sources also include actions proposed by local governments, such as redevelopment districts and private projects involving the development of either large buildings or tracts. Off-road sources include aircraft, ships, trains, and self-propelled construction equipment.

Although air quality improvements have occurred in Southern California and Los Angeles County over the past two decades, the region continues to experience significant air pollution problems. Agoura Hills is located within the South Coast Air Basin, where the South Coast Air Quality Management District (SCAQMD) is responsible for bringing air quality within the basin into conformity with the established state and federal standards pursuant to the South Coast Air Quality Management Plan (SCAQMP). These air quality regulations pertain to a variety of air pollutants and their control. Some of these regulations are administered by the Southern California Association of Governments (SCAG) in its role as the regional metropolitan planning organization within the south coast air basin. ~~The following goals and policies balance the City's management of land use, circulation and other regulatory actions with their potential effects on local and regional air quality.~~

The U.S. Highway 101 bisects the City west-east, with medium and high-density residential land uses planned on either side of the freeway. Residential areas also border major arterials in the City, such as Kanan Road, Agoura Road west of Kanan Road, and Thousand Oaks Boulevard. Exposure to traffic pollution, especially from high volume roadways, can be associated with health issues, including worsening of asthma and other respiratory health impacts. The foremost strategy for reducing pollution exposure near high volume roadways is to minimize creation of vehicle traffic itself. Additionally, traffic control mechanisms, such as signal management systems, can reduce stop and go driving and vehicle idling, resulting in less localized pollutant concentrations.

AIR QUALITY

Goals and policies in the Community Conservation and Development (Land Use), Infrastructure and Community Services (Mobility), and Safety (Climate Action) Elements aim to reduce vehicle miles travelled, promote active modes of travel (such as bicycling and walking), address signal timing, and reduce greenhouse gases through electrifying vehicle fleets. Specific goals and policies in these Elements that can assist in minimizing pollution include:

<u>Community Conservation and Development Element</u>	
<u>Goal LU-5</u>	<u>City Sustained and Renewed</u>
	<u>Policy LU-5.4: Sustainable Land Use Practices</u>
<u>Goal LU-7</u>	<u>Livable and Quality Neighborhoods</u>
	<u>Policy LU 7.5: Walkable Neighborhoods</u>
	<u>Policy LU 7.6: Neighborhood Connectivity</u>
<u>Goal LU-13</u>	<u>Well Designed and Attractive Districts</u>
	<u>Policy LU-13.5: Connectivity to Neighborhoods</u>
<u>Goal LU-14</u>	<u>Mixed-use</u>
	<u>Policy LU-14.1: Land Use Mix</u>
<u>Infrastructure and Community Services Element</u>	
<u>Goal M-2</u>	<u>Complete Streets</u>
	<u>Policy M-2.1 Complete Streets</u>
	<u>Policy M-2.4: Interconnected System</u>
	<u>Policy M-2.5: Comprehensive Bicycle and Pedestrian System</u>
<u>Goal M-3</u>	<u>Intelligent Transportation Systems</u>
	<u>Policy M-3.2: Signal Timing Optimization</u>
<u>Goal M-4</u>	<u>Ensuring Quality of Life</u>
	<u>Policy M-4.3: Traffic Control Devices</u>
<u>Goal M-6</u>	<u>Alternative Transportation</u>
	<u>Policy M-6.1 Efficient Systems</u>
	<u>Policy M-6.2 Mode Choice</u>
	<u>Policy M-6.3: Design of Alternative Modes</u>
	<u>Policy M-6.4: Design Enhancements</u>
	<u>Policy M-6.7: Vehicle Miles Travelled</u>
<u>Goal M-7</u>	<u>Pedestrians</u>
	<u>Policy M-7.1: Walkability</u>
	<u>Policy M-7.2: Pedestrian Connectivity</u>
	<u>Policy M-7.3: Pedestrian Experience</u>
	<u>Policy M-7.4: Walkable Developments</u>
<u>Goal M-8</u>	<u>Bikeways</u>
	<u>Policy M-8.1 Bikeway Linkages</u>
	<u>Policy M-8.2: Continuous Bikeway Connectivity</u>
<u>Goal M-9</u>	<u>Transit</u>
	<u>Policy M-9.1: Transit Community</u>
	<u>Policy M-9.2: Transit Planning</u>
	<u>Policy M-9.3: Citywide Shuttle Service</u>
<u>Goal M-10</u>	<u>Transportation Demand Management</u>
	<u>Policy M-10.2: Trip Reduction</u>
	<u>Policy M-10.3: Ride Share</u>

<u>Safety Element</u>	
<u>Goal S-21</u>	<u>Vehicle Miles Travelled Reduction</u>
	<u>Policy S-21.1: Bicycle Use</u>
	<u>Policy S-21.2: Electric Vehicles</u>
<u>Goal S-22</u>	<u>Clean Energy</u>
	<u>Policy S-22.1: Clean Power Availability</u>

Pollutant levels and air quality near a freeway or major roadway can vary significantly based on air flow patterns, temperature, time of day, season, presence of sound barriers, vegetation, height of structures and other variables. Development plans for housing should consider reducing both peak and long-term pollution exposure through site layout and design features.

The following goals and policies balance the City’s management of land use, circulation and other regulatory actions with their potential effects on local and regional air quality. They also specifically address air pollution from high volume roadways on residential uses.

Goal NR-7

Air Quality. Improvement of the City and the region’s air quality.

Policies

NR-7.1 Regional Cooperation. Cooperate with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) in their efforts to implement provisions of the region’s Air Quality Management Plan. *(Imp NR-20)*

NR-7.2 Truck Deliveries. Encourage businesses to alter local truck delivery schedules to occur during non-peak hours, as feasible. *(Imp M-14)*

NR-7.3 Federal and State Regulations. Comply with and promote state and federal legislation that improves vehicle/transportation technology and cleaner fuels. *(Imp U-46, NR-20, NR-21)*

NR-7.4 Dust and Particulate Control. Adopt incentives, regulations, and/or procedures to minimize particulate emissions from paved and unpaved roads, parking lots, and building construction. *(Imp NR-22, NR-23)*

NR-7.5 Minimize Pollution to Residential Uses. Minimize pollution exposure of residential uses near the freeway and along major arterials, such as Kanan Road, Agoura Road west of Kanan Road, and Thousand Oaks Boulevard.

NR-7.6 Design That Promotes Ventilation Along Roadway Corridors. New multi-family housing projects in areas of high levels of localized air pollution shall be designed in consideration of the following components to assist in pollutant dispersion:

AIR QUALITY

- High efficiency filtration systems to achieve good indoor air quality
- Buildings of varying heights, shapes, articulation and other design features to break up massing
- Site design with open spaces between buildings to encourage air flow (e.g., outdoor landscaped or recreation spaces)
- Vegetation, including trees and shrubs, selected and arranged for their ability to alter pollutant transport and dispersion
- Consider the use of decoratively treated solid barriers and walls in conjunction with screening landscaping, where appropriate along freeway proximate properties, to increase the vertical dispersion of pollutants.

F. Mineral Resources

According to the California Division of Mines and Geology (DMG), no significant mineral deposits are known to exist within the City of Agoura Hills. The City was surveyed by DMG as part of a regional study to determine the existence of aggregate construction materials such as sand, gravel, and crushed rock. The survey identified Agoura Hills as being part of the “Simi Production-Consumption Region,” and delineated Mineral Resource Zone (MRZ) boundaries within the City.

Most of the City north of Agoura Road is classified in the DMG report “Mineral Land Classification of Ventura County” as MRZ-1. This classification defines areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. The remaining areas of the City, including Ladyface Mountain, a small portion of Palo Comado Canyon, and the Liberty Canyon area, are classified as MRZ-3. This classification includes areas containing mineral deposits, the significance of which cannot be evaluated from available data.

The Liberty Canyon area is the only location within Agoura Hills where mining activities have been documented. For a brief period, sand was extracted from this area and was used for general filling purposes at local construction sites. Elsewhere in the City, large-scale movements of earth materials have been associated with grading operations for urban developments only, not for the purpose of extracting minerals or construction aggregates.

Goal NR-8

Mineral Resources. Protection of access to and availability of mineral resources, while maintaining protection of the surrounding environment.

Policies

NR-8.1 Mineral Resource Zones. Protect access to and availability of lands designated MRZ, as mapped by the California Geological Survey, for potential further mining, and regulate any such activities consistent with the Surface Mining and Reclamation Act, mineral land classification information, and the California Environmental Quality Act. (*Imp NR-24*)

G. Energy Conservation

Energy use contributes significantly to emissions of air pollutants as well as greenhouse gases that contribute to global warming. Energy conservation provides one of the major avenues of achieving clean air through a reduction of the emissions that contribute to pollution and increase global warming. Important to the community’s goals for environmental sustainability, efforts to conserve energy further energy independence and the availability of natural resources for future generations.



Ground-mounted solar panels

Goal NR-9

Energy Conservation. Provision of affordable, reliable, and sustainable energy resources to residents and businesses.

Policies

- NR-9.1 Public Outreach.** Promote energy conservation measures and options to all residents, businesses, contractors, and consultants. *(Imp U-43, U-44, U-45, U-46)*
- NR-9.2 Energy Conservation for City Facilities.** Implement energy-conserving measures for all existing City facilities, as feasible. For new City facilities, incorporate energy-conserving measures to the extent practical. *(Imp U-49)*

H. Climate Change

The concentration of green house gases in the atmosphere has significantly increased as a result of the combustion of fossil fuels primarily associated with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. Worldwide, governments, organizations, and private citizens are looking for ways to address the issue of global warming and climate change.

Goal NR-10

Greenhouse Gas Reduction. Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.

- NR-10.1 Climate Change.** Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emission reductions targets. *(Imp NR-25)*
- NR-10.2 Regional Coordination.** Ensure that that any plans prepared by the City, including the General Plan, are aligned with, and support any regional plans to help achieve reductions in greenhouse gas emissions. *(Imp NR-26)*
- NR-10.3 Outreach and Education.** Partner with local agencies and organizations to coordinate outreach and education regarding the effects of greenhouse gas emissions and climate change. *(Imp NR-27)*

Chapter 5 COMMUNITY SAFETY

The urban and natural environments of Agoura Hills contain a number of hazards that require special consideration and treatment in the land use planning process to protect the public's safety. These hazards include flooding, unstable earth conditions, wildland and urban fires, crime, and hazardous materials. Protection from the risks of natural and man-made hazards, crime, and disease are essential in establishing a sense of well-being for residents and important considerations in attracting new businesses to the City that will provide quality jobs. Goals and policies in this chapter strive to reduce hazards, including the effects of climate change, mitigate noise impacts, provide for emergency response strategies, and coordinate emergency response agencies.

The Las Virgenes-Malibu Council of Government's (COG) Multi-Jurisdictional Hazard Mitigation Plan (2018) was prepared by the Las Virgenes-Malibu COG to meet the Disaster Mitigation Act of 2000. The 2018 version updated the original 2005 Multi-Jurisdiction Hazard Mitigation Plan. The City of Agoura Hills is one of five cities in the COG, along with the cities of Malibu, Westlake Village, Calabasas and Hidden Hills. The mission of the Multi-Jurisdictional Hazard Mitigation Plan is to promote sound public policy and programs in the City of Agoura Hills and other COG member cities to protect the public, critical facilities, infrastructure, private and public properties, and the environment from natural and human generated hazards. The Hazard Mitigation Plan contains risk assessments and hazard mitigation goals and strategies. It addresses areas of earthquake, wildfire, climate change, energy disruption, landslide and debris flows, windstorm, and flood/severe winter storm, among other topics. The Las Virgenes-Malibu Council of Government's Multi-Jurisdictional Hazard Mitigation Plan is incorporated herein by reference. The hazard and risk reduction strategies contained in the Hazard Mitigation Plan are complementary to the goals and policies of the General Plan.

A. Flood Hazards (S)

The Las Virgenes-Malibu area, including the City of Agoura Hills, is situated near the western portion of the Santa Monica Mountains and has experienced flooding in the past from major winter storm events, although there has been no significant historic flooding. Flooding poses a threat to life and safety and can cause severe damage to public and private property. Due to the natural mountainous terrain as well as changes in the landscape (due to development) and natural disasters such as wildfire, flooding can be a factor in the area.

In Agoura Hills, potential flood hazards may result from overflow of natural watercourses and man-made drainage systems due to excessive and unusual storm runoff. Agoura Hills does not have a significant flooding problem, as the City’s flood control facilities and storm drainage system generally have sufficient capacity to adequately protect developed areas from excessive storm runoff. However, heavy rains can result in flooding on City roadways, such as along Thousand Oaks Boulevard near Lake Lindero Drive.



Flood control and storm water facilities

Figure S-1 (Hazards) displays Federal Emergency Management Agency (FEMA)-recognized zones subject to flooding and other hazards within the community. ~~The following goal and policies provide the City with guidance in reducing present and future flood hazards.~~

The Los Angeles County Department of Public Works (LACDPW) presently owns and maintains three major flood control facilities in Agoura Hills. These facilities are the Lindero Canyon Channel, the Chesebro Canyon Channel, and parts of Medea Creek. Two major drainage channels not maintained by the LACDPW are the Palo Comado Canyon and Liberty Canyon. With the exception of the Palo Comado Canyon, these drainages are unchanneled or are maintained as semi-natural and are located in open space corridors.

- The Lindero Canyon Channel provides flood protection for the west drainage flow from Lindero Canyon. This canyon extends into Ventura County, well beyond the City of Agoura Hills northerly boundary.
- The Chesebro Canyon Channel provides controlled drainage for the east drainage area of the City. Chesebro Canyon Channel intercepts the flows from Chesebro Canyon, and Palo Comado Canyon. Both canyons extend into Ventura County, beyond the City of Agoura Hills northern boundary line.
- Medea Creek is partially improved between Agoura Road and north to the Ventura County line. Medea Creek provides flood control protection for the central drainage area of the City. Medea Creek intercepts flow from Medea Creek Canyon, extending into Ventura County.

The following goals and policies provide the City with guidance in reducing present and future flood hazards.

Goal S-1

Protection from Flood Hazards. Minimize risk to residents
Residents, workers, and visitors that are protected from flood hazards.

Policies

- S-1.1 Coordination of Drainage Improvements.** Locate and improve deficiencies in the storm drain system to prevent local flooding problems in the City. *(Imp U-21)*
- S-1.2 New Development.** Require new development to upgrade storm drains to handle the increased runoff generated from the development sites, in accordance with adopted City standards, which include but are not limited to Los Angeles County Public Works Design Manuals. *(Imp U-20, U-22)*
- S-1.3 Facility Use or Storage of Hazardous Materials.** Require that all facilities storing, using, or otherwise involved with substantial quantities of on-site hazardous materials within flood zones comply with applicable standards of elevation, anchoring, and flood proofing, and that hazardous materials be stored in watertight containers. *(Imp S-1)*
- S-1.4 SEMS Plan.** Ensure that the City's Standardized Emergency Management System (SEMS) Plan is evaluated annually and revised as required, that the current mitigation strategies addressing flood hazards are implemented, and that effective public outreach and education are included. *(Imp S-2)*
- S-1.5 Preservation of Flood Plains.** Preservation of flood plains as open space shall be considered, as feasible, as an alternative to channelization. *(Imp S-3)*
- S-1.6 Floodplain Requirements.** Regulate development within floodplains in accordance with the County, state and federal requirements, and maintain the City's eligibility under the National Flood Insurance Program. *(Imp S-1)*
- S-1.7 Flood Mitigation Design.** Require that new development incorporates sufficient measures to mitigate flood hazards, including the design of on-site drainage systems linking with citywide storm drainage, grading of the site so that runoff does not impact adjacent properties or structures on the site, and elevation of any structures above any flooding elevation. *(Imp U-19, U-20, U-21, U-22, S-1)*
- S-1.8 Natural Infrastructure.** Incorporate and/or restore naturally occurring landscape features and ecosystem processes in development projects to mitigate flood danger, purify and store water, and reduce urban storm water runoff to the extent feasible. Consider such natural infrastructure as riparian buffers, wetlands, urban forestry, and permeable pavers. *(Imp S-14)*
- S-1.9 Development in Flood Zones.** Limit new development in Flood Zones A and AE, in accordance with the Federal Emergency Management

Agency (FEMA) and City Building Code requirements, and assess properties for flooding vulnerabilities in these zones. (Imp S-1, S-15)

S-1.10 Public Outreach and Education. Provide public outreach, education and engagement by communicating flood warning and severe weather event information and appropriate responses to the public, such as areas to avoid. (Imp, S-16, S-23)

S-1.11 Flooding Emergency Evacuation Plan. Develop an emergency evacuation plan for flooding and develop an emergency evacuation notification system. (Imp S-16, S-20)

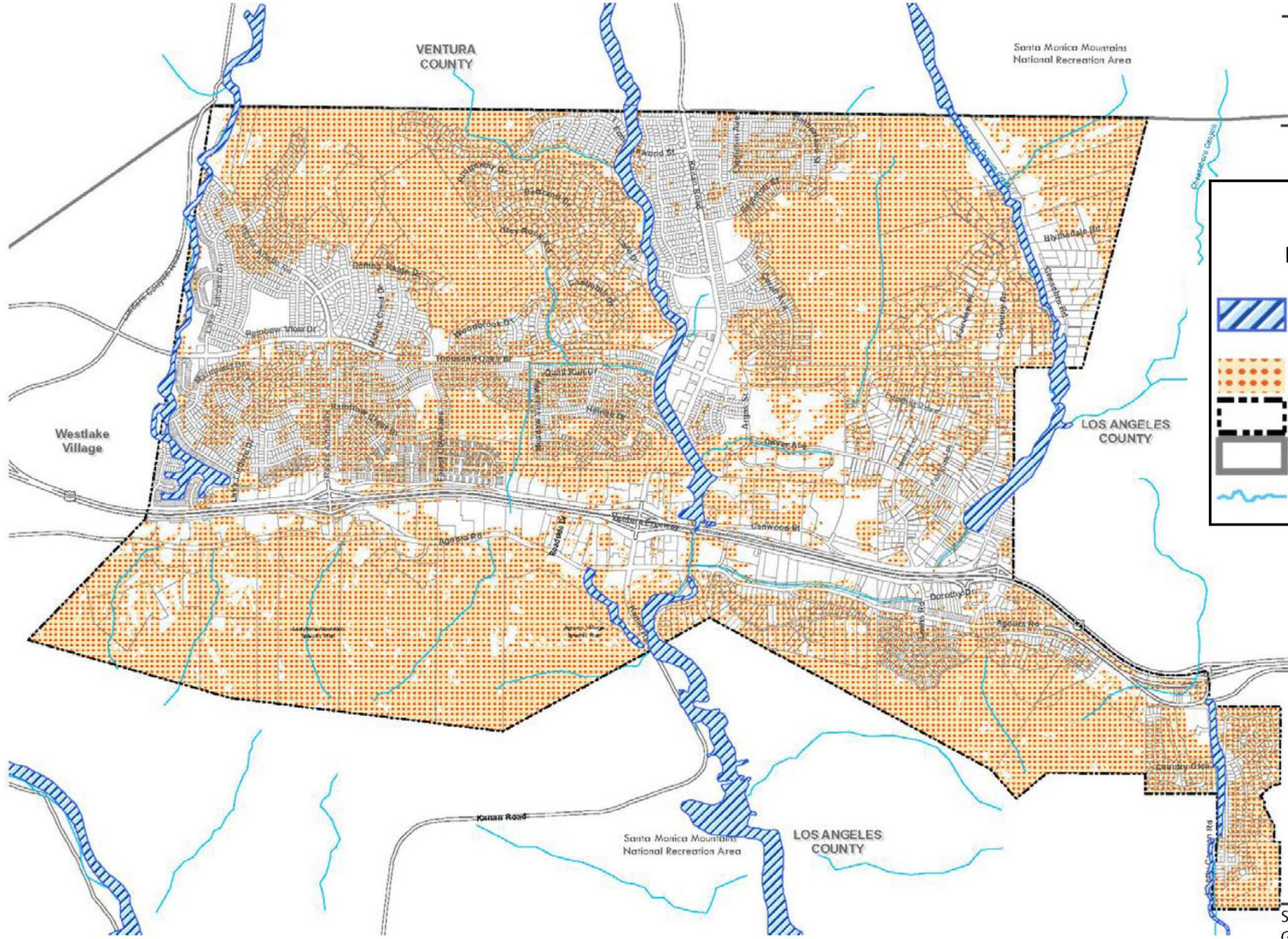
S-1.12 Roadway and Transportation Facilities. Identify roadway and transportation facility improvements needed within the City to address flooding, and coordinate with relevant transportation agencies to implement the improvements. (Imp S-16)

S-1.13 Siting of Critical Facilities and Infrastructure. Encourage the location and development of new essential public facilities outside of flood hazard zones to the extent feasible. (Imp S-17)

S-1.14 Coordination with Flood Protection Agencies. Maintain a cooperative working relationship with the County of Los Angeles Flood Control District and other public agencies to ensure the structural and operational integrity of essential public facilities during flooding. (Imp S-18)

**CITY of AGOURA HILLS
General Plan Update**

**Flood Hazards and
Steep Slopes**



LEGEND

- Entire City is a Very High Fire Hazard Severity Zone
- Special Flood Hazard Area 1% Annual Chance Flood (Zone A - No base flood elevations determined)
- Slopes > 10% Note: See Policy S-2.2
- City Limits
- County Boundary
- Stream



Source: Las Virgenes-Malibu Council of Government's (COG) Multi-Jurisdictional Hazard Mitigation Plan (2018).



Figure S-1

Intentionally Blank.

B. Geological and Seismic Hazards (S)

Slope Stability Hazards

Slope stability is a major environmental concern in the developed hillside areas of the City. Several areas are prone to such stability problems as landslides, mudslides, slumping, and rockfalls. Development occurring within close proximity to these geologic conditions may endanger the public's safety. Landslides have occurred in the mountainous portions of Agoura Hills. (Figure S-1).

Shallow slope failures, such as mudslides and slumping, have occurred in the City, especially where graded cut and fill slopes have been poorly constructed or not properly maintained. Mudslides have the potential to occur with great suddenness and destructive force, thereby constituting a significant threat to life and property in hillside areas. Soil slumping is a slower process that can also potentially cause extensive structural damage, although it is not as life threatening as the other soil stability hazards. Rockfalls are generally associated with seismic groundshaking and are a potential hazard for developments located at the base of steep slopes that have fractured rock outcroppings. Rockfall hazard is greatest during strong earthquakes.

Expansive Soil Hazard

Soils that expand when exposed to water are considered expansive soils. Another important concern is the shrink/swell behavior and erodibility of soils in the City. Ungraded native soils in the lowland portions of the City exhibit the highest potential for shrinkage and swelling, and would have to be removed or extensively modified before development could occur.

Soil Erosion Hazard

Soil erosion typically results from concentrated runoff on unprotected slopes or along unlined stream channels. Soil erosion has largely been reduced throughout most of the City due to soil coverage by various land uses and the construction of flood control facilities. However, the undeveloped hillside and mountainous areas of the City could experience substantial erosion from runoff if the vegetation cover is destroyed by brushfire or removed by grading operations.

Seismic Hazards

Agoura Hills', significant seismic hazard is caused by potential groundshaking on the Simi-Santa Rosa Fault, Oak Ridge Fault, and San Cayetano Fault. The Simi-

Santa Rosa Fault is approximately 7 miles from Agoura Hills and the Oak Ridge Fault and San Cayetano Fault are located 17 miles and 18 miles from the City respectively.

The Alquist-Priolo Special Studies Zone Act requires the State Geologist to delineate “special studies zones” along known active faults in California. Cities and counties affected by the zones must regulate certain development “projects” within the zones. No Alquist-Priolo Special Studies Zones have been identified within the City of Agoura Hills.

Landslides

Although landslides can result from improper grading practices, no major structural damage apparently has occurred in the City as a result of deep-seated-bedrock instability triggered by grading practices. Superficial slides, however, have occurred locally on graded cut-and-fill slopes in a few tract developments. One such problem area has been in Liberty Canyon, south of the Ventura Freeway. The majority of shallow-slope failures occur on the moderate-to-steep, soil-covered natural slopes. Figure S-2 (Landslide Areas) displays areas subject to landslides within the community.

Subsidence

The phenomenon of widespread land sinking, or subsidence, is generally related to the over pumping of groundwater or petroleum reserves from deep underground reservoirs. Subsidence is not related to any surface activity. No recognized subsidence has been identified in the City.

Because of the generally limited groundwater resources contained in the relatively shallow alluvial basin, and because of the low probability of significant future oil production, the likelihood of significant subsidence occurring in the City is considered very minimal.

Local Seepage Problems

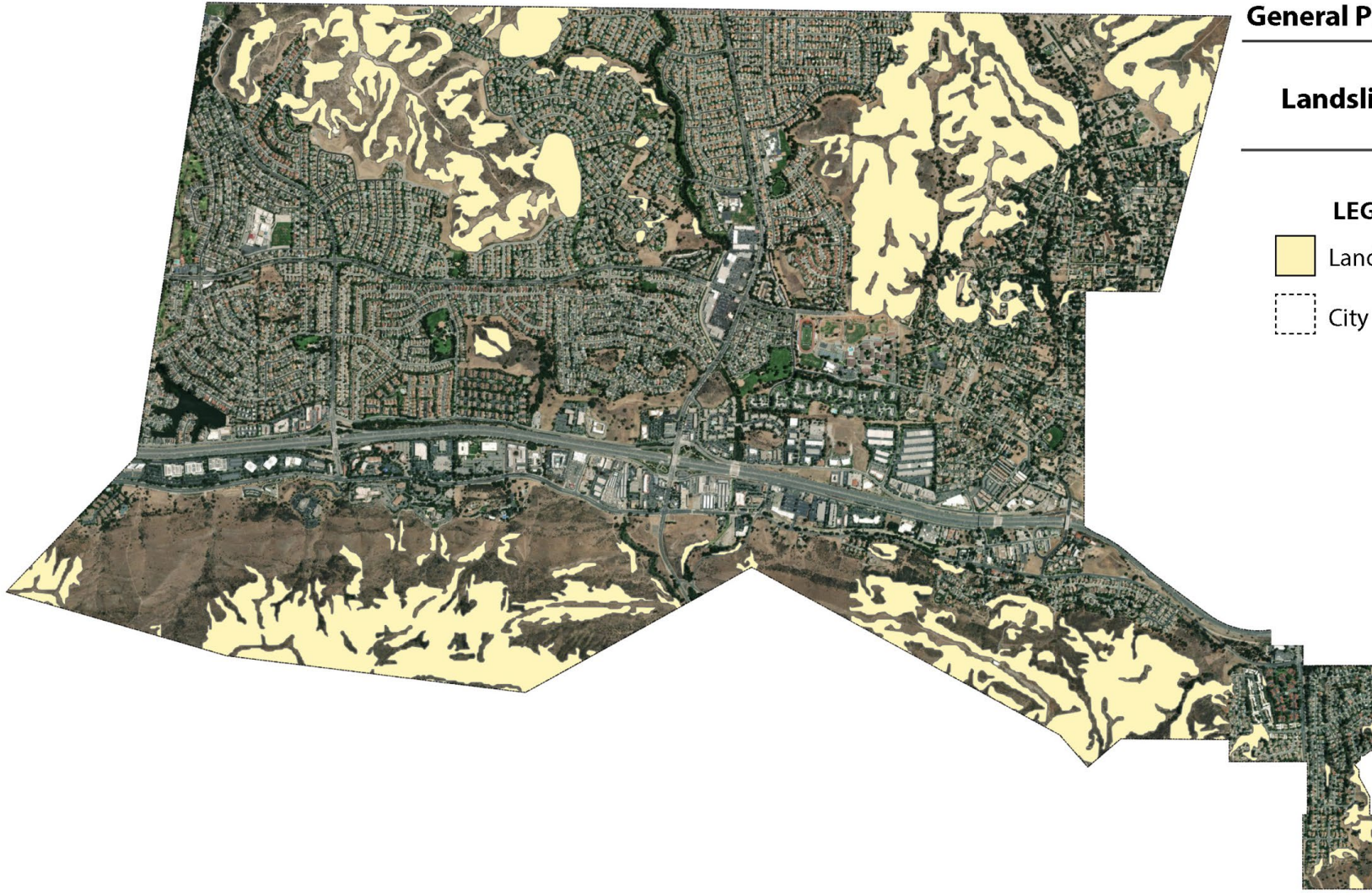
Surfacing groundwater causing boggy ground, or heavy rains giving rise to ephemeral springs, may occur locally because of the natural or artificial barriers to subsurface water flow. Such areas are generally known from historic records. New grading activities, however, may encounter other springs or seepage areas. In most instances, surfacing water is a nuisance problem rather than a hazard to building sites or slope stability. Nevertheless, the need for mitigation measures during development should be anticipated in potentially affected areas.

**CITY of AGOURA HILLS
General Plan Update**

Landslide Areas

LEGEND

-  Landslide Zones
-  City Boundary



Source: California Department of Conservation and Geological Survey (CGS) GIS Information Warehouse.

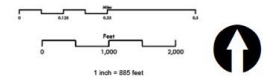


Figure S-2

Soil Percolation

The soil and bedrock formations throughout the entire area have generally very poor (slow) percolation rates because of their generally fine-grained or indurated (cemented) nature. The most significant development constraint or hazard resulting from poor soil percolation would be limitations on the feasibility of on-site sewage disposal systems, and the potential for creating slope stability problems.

Liquefaction

Buildings above liquefiable soils may settle or tip due to a loss of bearing capacity of the soil. Liquefaction occurs when soil drains in loose, saturated silty, sandy, or gravel soils attempt to rearrange themselves in a denser configuration when subjected to strong earthquake ground motions. The resulting increase in pressure of the water in the voids of the soil temporarily transforms the soil into a fluid, causing the soil to lose much of its strength. As the pore-water pressure builds, ground water and liquefied soil may find their way to the surface, creating sand boils on the ground surface. Several types of damaging ground failures can occur due to liquefaction including lateral spreading, ground settlement and sink holes.

Lateral spreading occurs when the subsurface soil liquefies. Gravity and inertial forces from the earthquake cause the mass to move downslope. Lateral spreading can occur on very shallow slopes (nearly flat ground) and they can cause ground displacements ranging from inches to tens of feet. This type of movement can damage utilities and structures supported by shallow or deep foundations. Portions of Agoura Hills are in liquefaction zones. See Figure S-3 (Liquefaction Zones) that presents areas in the community susceptible to liquefaction.

The following goal and policies provide the City with guidance in reducing and/or avoiding geological and seismic hazards by requiring enforcement of safety standards, state-of-the-art site design and construction methods, and mitigation to minimize the impacts of new development.

Goal S-2

Protection from Geologic Hazards. Minimized adverse effects to residents, public and private property, and essential services caused by seismic and geologic hazards.

Policies

S-2.1 Review Safety Standards. Regularly review and enforce all seismic and geologic safety standards, including the City’s Building Code, and

require the use of best management practices (BMPs) in site design and building construction methods. *(Imp S-4)*

S-2.2 Geotechnical Investigations. Require geotechnical investigations to determine the potential for ground rupture, groundshaking, landslides, and liquefaction due to seismic events, as well as expansive soils and subsidence problems on sites, including steep slopes, except where the Building Official determines such hazards are not present. *(Imp S-4)*

S-2.3 Retrofit Critical Facilities. Encourage the upgrade, retrofitting, and/or relocation of all existing critical facilities (e.g., schools, police stations, fire stations, and medical facilities) and other important public facilities that do not meet current building code standards and are within areas susceptible to seismic or geologic hazards. *(Imp S-5)*

S-2.4 Funding Programs. Pursue federal and state programs to provide additional protection against seismic activity. *(Imp S-6)*

**CITY of AGOURA HILLS
General Plan Update**

Liquefaction Zones



Source: Las Virgenes-Malibu Council of Governments 2018 Multi-Jurisdictional Hazard Mitigation Plan.



Figure S-3

C. Wildland and Urban Fire Hazards (S)



The hillside areas in Agoura Hills are susceptible to wildfires

The City of Agoura Hills is susceptible to both urban and wildland fire hazards. For thousands of years, wildland fires have been a natural part of the ecosystem in Southern California. However, wildfires present a substantial hazard to life and property in Agoura Hills and other nearby communities in the Las Virgenes-Malibu region where hillsides and mountainous areas interface with urban areas. Natural vegetation that covers the undeveloped hillsides that surround the community contributes to scenic beauty but may also provide fuel to support a large wildfire. Wildfire hazards can be magnified by various factors, including fuel load, weather conditions, topography, and property characteristics.

Fire Hazard Zones

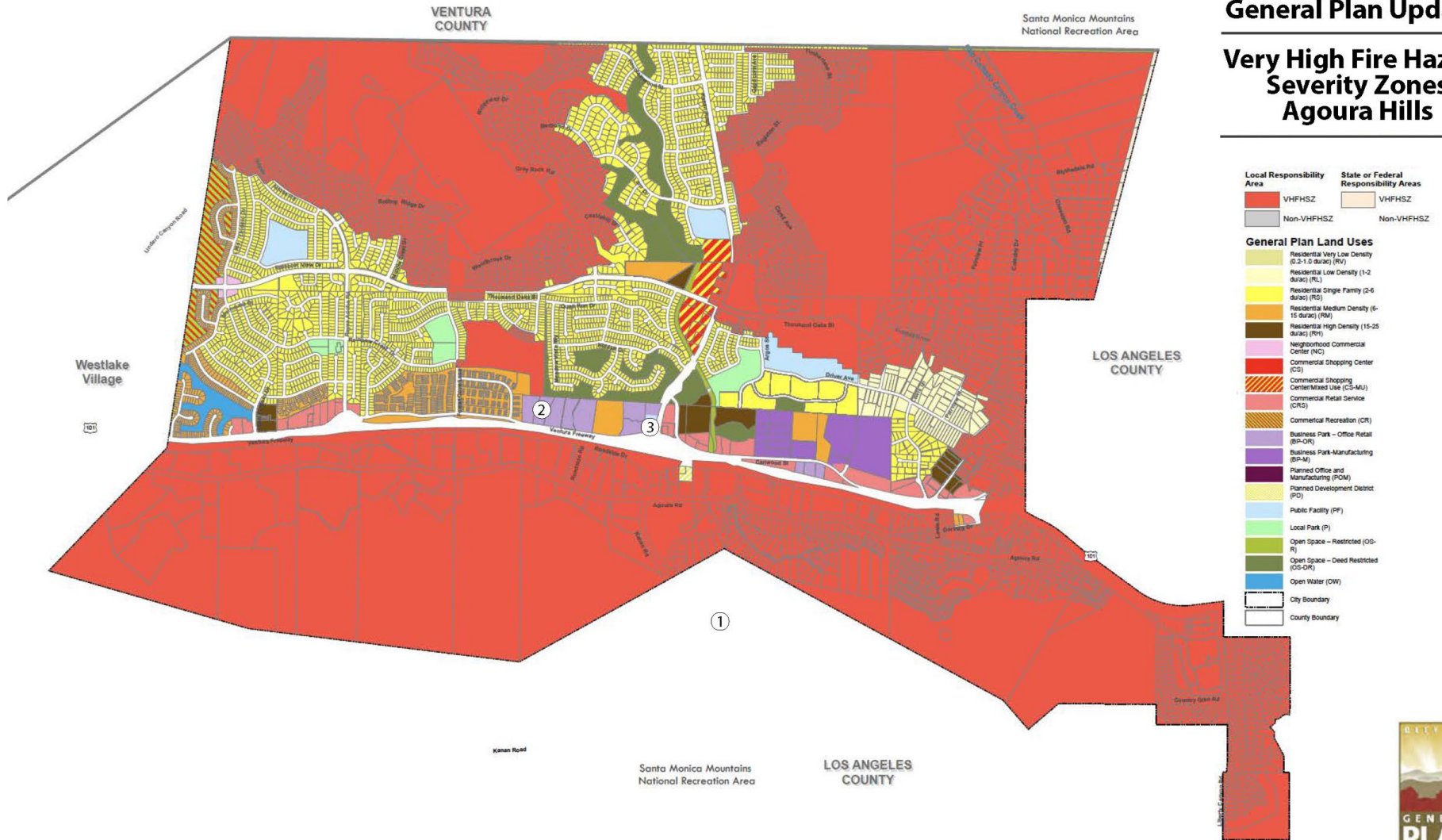
The State of California maps Fire Hazard Severity Zones (FHSZ) throughout the state. A FHSZ is a mapped area that designates zones (based on factors such as fuel, slope, and fire weather) with varying degrees of fire hazard (i.e., moderate, high, and very high). The FHSZ maps evaluate wildfire hazards, which are physical conditions that create a likelihood that an area will burn over a 30- to 50-year period. The Zones also include FHSZ for State Responsibility Area lands and separate Very High Fire Hazard Severity Zones for Local Responsibility Area lands. Moderate, high, and very high FHSZs are found in areas where the state has financial responsibility for fire protection and prevention (SRA). Only very high FHSZs are found in Local Responsibility Areas (LRAs).

Figure S-4 (Very High Fire Hazard Severity Zones) presents areas in the community that are located within the Very High Fire Hazard Severity Zone (VHFHSZ). The majority of the City is located in the VHFHSZ. The entire portion of the City south of U.S. Highway 101 is in the VHFHSZ. Some of the lands in the zone are in designated open space preserved areas, where development is not allowed. Other lands in the zone are either currently developed or are vacant and zoned for development, including commercial, light industrial and residential uses. Figure LU-2 (Land Use Diagram) in Chapter 2, Community Conservation and Development, shows the planned land use designations of land throughout the City, which can be compared to Figure S-4.

The City is in a Local Responsibility Area, where the County of Los Angeles Fire Department provides fire prevention and protection services.

CITY of AGOURA HILLS General Plan Update

Very High Fire Hazard Severity Zones Agoura Hills



Local Responsibility Area	State or Federal Responsibility Areas
■ VHFHSZ	■ VHFHSZ
■ Non-VHFHSZ	■ Non-VHFHSZ

General Plan Land Uses

- Residential Very Low Density (0.2-1.0 du/ac) (RV)
- Residential Low Density (1-2 du/ac) (RL)
- Residential Single Family (2-6 du/ac) (RS)
- Residential Medium Density (6-15 du/ac) (RM)
- Residential High Density (15-25 du/ac) (RH)
- Neighborhood Commercial Center (NC)
- Commercial Shopping Center (CS)
- Commercial Shopping Center/Mixed Use (CS-MU)
- Commercial Retail Service (CRS)
- Commercial Recreation (CR)
- Business Park - Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- Planned Office and Manufacturing (POM)
- Planned Development District (PD)
- Public Facility (PF)
- Local Park (P)
- Open Space - Restricted (OS-R)
- Open Space - Deed Restricted (OS-DR)
- Open Water (OW)

City Boundary
 County Boundary

- ① Los Angeles County Fire Station No. 65: 4206 Cornell Road
- ② Los Angeles County Fire Station No. 89: 29757 Canwood Street
- ③ Southern California Edison

Source: CAL FIRE Recommended Maps for Very High Fire Hazard Severity Zones.

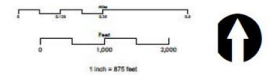


Figure S-4

Historical Record of Significant Fires

The Las Virgenes-Malibu COG Region has a long history of wildland fires. In fact, over the past 110 years, nearly the entire Las Virgenes-Malibu Region has been impacted by fire. Major fires since 2003 in the Las Virgenes-Malibu Region are provided in Table S-1 (History of Fire Events in the Las Virgenes-Malibu Region). While not all fires in the local Santa Monica Mountains are listed, other fires have occurred nearby but outside the COG area, including the Palisades Fire of 2021 in Topanga Canyon and Pacific Palisades.

Fire Name	Year	Estimated Acreage	Structure Loss
Woolsey Fire	2018	96,949	1,643
Lost Fire	2008	167	00
Corral Fire/	2007	4,901	53
Malibu Canyon Fire	2007	4,565	22
Sherwood Fire	2006	168	0
Topanga Fire	2005	24,175	323
Pacific Fire	2003	806	0

Source: 2017 Multi-Jurisdictional Hazard Mitigation Plan, Las Virgenes-Malibu Council of Governments, Table 130.

Urban fires are also a risk for the community; these can result from a number of causes, including arson, carelessness, home or industrial accidents, or from ignorance of proper safety procedures. Fire protection services in the City are provided by the Los Angeles County Fire Department.

Emergency Evacuation

The Los Angeles County General Plan identifies Kanan Road as a designated Highway Disaster Route and U.S. 101 Freeway as a Freeway Disaster Route. Disaster Routes are not Evacuation Routes. An emergency may warrant a road to be used as both a disaster route (e.g., access for emergency response vehicles) and an evacuation route.

The Draft Safety Element of the County General Plan Update indicates that Kanan Road is a “possible evacuation route” (Draft Evacuation Routes Figure 12.9, Los Angeles County Department of Regional Planning, August 2021). The map note states, “This map shows possible evacuation routes: public, paved through roads. However, a viable evacuation route is situational, context-specific, and subject to change. During an emergency, emergency responders will determine which of these routes to use.”

In 2019, two separate bills (AB 747 and SB 99) were signed into law that added new requirements for disclosing residential development without at least two

points of ingress and egress and addressing the presence and adequacy of evacuation routes in the General Plan Safety Element. SB 99 (2019) amended Government Code § 65302(g) to require that, upon the next revision of the housing element on or after January 1, 2020, the Safety Element must be updated to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes (i.e., points of ingress and egress). Figure S-5 (Streets Lacking Two Emergency Evacuation Routes) depicts those areas in the City that do not have at least two emergency evacuation routes. In these instances, there is only one route from which to evacuate, due to the street system and natural barriers, including topography. Most of the streets are in the Old Agoura area in the northeast portion of the City. Though lacking adequate two-way evacuation routes, the City has prepared an emergency traffic control plan for the Old Agoura neighborhood. Three streets lacking adequate two emergency evacuation routes are in the Indian Hills area of the City, situated south of the U.S. 101 Freeway. All the streets in this area of the City would use Agoura Road for emergency evacuation. There is one street in the Liberty Canyon area of the City that lacks adequate two emergency evacuation routes and all streets in this area would evacuate to Agoura Road and the U.S. 101 Freeway.

The City is currently preparing an evacuation plan for the entire City. The County of Los Angeles is also currently preparing an evacuation plan for areas within its jurisdictional boundaries.

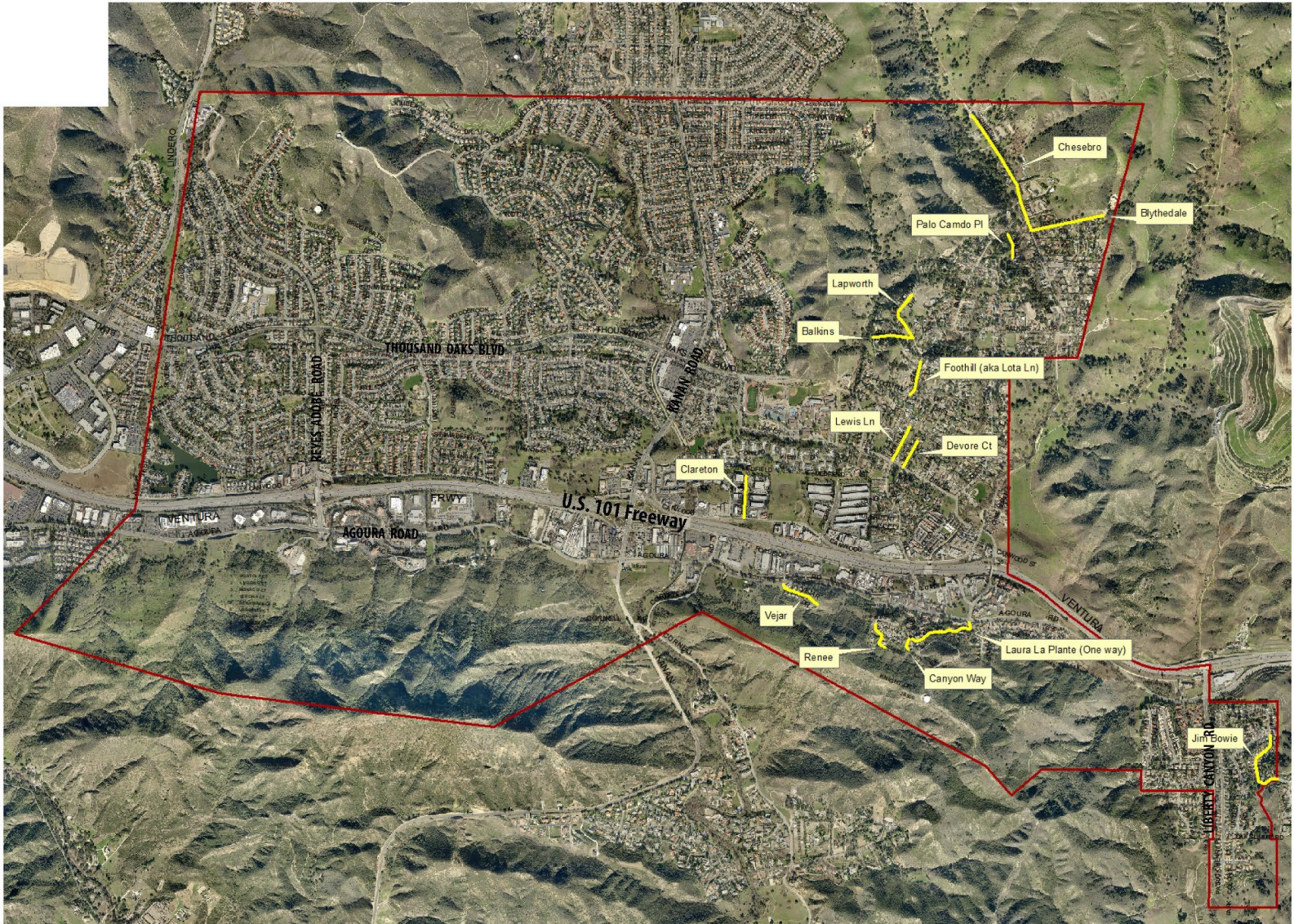
Fuel Modification

Fuel Modification consists of vegetation treatments near structures to create defensible space for effective fire protection. The County of Los Angeles Fire Department, Fuel Modification Unit, is responsible for approving landscape plans as part of new development in the City of Agoura Hills to ensure fuel modification measures are met. The Fuel Modification Unit staff reviews the structure location and type of construction, topography, slope, vegetation type and overall site setting.

The County of Los Angeles Fire Department, Brush Clearance Unit, along with the County Department of Agricultural Commissioner/Weights and Measures, Weed Hazard and Pest Abatement Bureau requires the annual clearance of brush by owners of improved and unimproved properties in proximity to structures. The Brush Clearance Unit enforces the Fire Codes as they relate to brush clearance on parcels and coordinates inspection and compliance efforts.

**CITY of AGOURA HILLS
General Plan Update**

**Streets Lacking Two
Emergency Evacuation
Routes**



LEGEND

- Streets Lacking Two Emergency Evacuation
- City of Agoura Hills



Source: City of Agoura Hills, 2021.



Figure S-5

The following goals and policies address the risks of fire hazards in the community. Related goals and policies addressing fire and emergency services and water supplies and conservation that serve the City are included in Chapter 3 (Infrastructure and Community Services).

Goal S-3

Protection from Fire Hazards. Minimize risks to persons and property in Agoura Hills ~~protected~~ from urban and wildland fires.

Policies

- S-3.1 Coordination with the Los Angeles County Fire Department.** Cooperate with the Los Angeles County Fire Department in evaluating re-development after significant fires and in periodically evaluating services and service criteria to ensure that the City continues to receive adequate fire protection and prevention services, and in preparation of the County evacuation plan. *(Imp CS-26)*
- S-3.2 Wildfire Mitigation.** Coordinate with the Los Angeles County Fire Department on appropriate wildland fire mitigation. *(Imp CS-26)*
- S-3.3 New Development.** Continue to ensure that all new development meets incorporates current state, county, and City fire safe building code requirements, as appropriate, such as the California Fire Code and California Building Code, including development in the Very High Fire Hazard Severity Zone. *(Imp CS-26, CS-30)*
- S-3.4 Fire Protection Systems.** Require all new commercial and multiple-unit residential developments to install fire protection systems, as required by the state and City buildings and fire codes, and encourage the use of automatic sprinkler systems in existing structures. *(Imp CS-30)*
- S-3.5 Funding.** Ensure that new developments pay a pro-rata share for increased fire protection as necessitated by that particular development. *(Imp S-7, CS-26)*
- S-3.6 Fire Inspection.** Work with the County Fire Department to ensure an ongoing fire inspection program to reduce fire hazards associated with critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings. *(Imp CS-26)*
- S-3.7 SEMS Plan.** Incorporate and periodically review fire prevention and protection procedures in the City's Standardized Emergency Management Systems (SEMS) Plan. *(Imp S-2)*
- S-3.8 Fire Department Review.** Continue review by the Los Angeles County Fire Department of proposed structures and developments within the community, as applicable, to assure adequacy of structural fire protection, access for fire fighting, water supply, and vegetation management. *(Imp CS-26, CS-30, S-8)*

- S-3.9 Disaster Communication.** Improve disaster coordination and communication with other public agencies. (Imp S-19, CS-26, CS-27)
- S-3.10 Emergency Evacuation.** Plan for emergency evacuation, including identifying standards for evacuation, and maintain adequate departure paths especially in areas that do not have at least two emergency evacuation routes (i.e., points of ingress and egress). (Imp S-20)
- S-3.11 Emergency Access.** Ensure new development has adequate emergency access through sufficient road widths according to the Los Angeles County Fire Department standards, which are currently 26 feet wide for single-story structures and 28 feet wide for multi-story structures, as well as adequate, visible street address signage to identify buildings. (Imp CS-30)
- S-3.12 Fuel Load.** Work to minimize fuel loads, or the amount of material that can be burned, within the wildland/urban interface within the City to the extent feasible, in coordination with the County Fire Department and other relevant agencies. (Imp S-22)
- S-3.13 Public Education.** Limit risk of wildfire through public education and planning, including working with community groups, including at risk populations, and other agencies to present information and training about evacuation, wildfire prevention and awareness, and defensible space. (Imp S-23)
- S-3.14 Siting of Critical Facilities and Infrastructure.** Encourage the location and development of new essential public services, such as health care facilities, emergency shelters, fire stations, and infrastructure outside of the Very High Fire Hazard Severity Zone, to the extent feasible. (Imp S-17)
- S-3.15 Local Hazard Mitigation Plan.** Implement measures of the Las Virgenes-Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan relevant to the City, and work to ensure the Hazard Mitigation Plan is periodically updated. (Imp S-21)
- S-3.16 Building Code.** Continue to update the City’s Building Code as necessary by incorporating structural hardening measures, such as fire rated roofing and fire resistant construction materials, and other measures to protect structures in a fire. (Imp S-24)
- S-3.17 Communication Systems.** Continue to evaluate and update communications systems in the City to provide early warning and notification about wildfire threats. (Imp S-16)

- S-3.18 Maintain Availability of Fire Hazard Maps.** Maintain collection of maps relating to fire hazards to help educate and assist builders and homeowners in mitigating against wildfire. (Imp S-21, S-25)
- S-3.19 Home Hardening.** Promote the use of home hardening techniques that increase a structure’s resistance to heat, flames, and embers through education and training. (Imp S-23)
- S-3.20 Water Supply and Fire Flow.** Work cooperatively with the Las Virgenes Municipal Water District and the Los Angeles County Fire Department, as appropriate, to ensure adequate water supply and facilities, including fire flow, for fire-fighting to serve all areas and populations of the City. (Imp U-5, CS-26)
- S-3.21 Site Specific Fire Protection.** Require applicants for new and re - development projects in the Very High Fire Hazard Severity Zone (VHFHSZ) to prepare a project-specific fire protection plan as part of initial application submittal. The fire protection plan shall at a minimum identify site ingress/egress, evacuation routes, emergency vehicle access, visible home addressing and signage, and fuel modification zones. (Imp S-26)
- S-3.22 Existing Non-Conforming Development.** Work with owners of developed property that does not meet current fire safety standards for access, water supply and fire flow, signage and vegetation clearance in the VHFHSZ, and provide guidance on how to meet the standards. (Imp S-30, S-23, CS-26)

Goal S-3.a

Limiting Fire Hazards. Limiting fire hazard through brush and weed abatement, and encouraging landscape planting appropriate to fire prone areas.

Policies

- S-3.a.1 Fuel Modification.** Ensure that roads and new development comply with the vegetation clearance and fuel modification requirements of the Los Angeles County Fire Department while protecting natural resources and habitat to the extent feasible, and encourage design that minimizes the need for fuel modification on public parklands. (Imp S-8, CS-30)
- S-3.a.2 Vegetation Management.** Coordinate with the County of Los Angeles Fire Department in implementing the County’s Vegetation Management Program, which develops strategies responding to fire hazards by analyzing wilderness fire history, considering different methods of reducing and removing fuels, and evaluating the environmental effects of such practices. (Imp S-21, CS-26).

S-3.a.3 Fire Appropriate Planting. Provide information to the public on plant and tree species, including native species, that are fire adapted or fire resistant. (Imp S-23)

D. Crime Prevention and Protection (S)

Part of the quality of life sought in Agoura Hills is a feeling of security and safety from criminal activity. To keep the City a safe place, it is essential that the Los Angeles County Sheriff’s Department maintain adequate law enforcement operations in Agoura Hills. The following goal and policies serve to enhance public safety in the City through maintenance of adequate law enforcement services.

Goal S-4

Protection from Crime. Persons and property in Agoura Hills protected from criminal activities.

Policies

- S-4.1 Support Los Angeles County Sheriff’s Department.** Support the Los Angeles County Sheriff’s Department in periodically evaluating services and service criteria to ensure that the City continues to receive adequate law enforcement services. *(Imp CS-26)*
- S-4.2 Agency Cooperation.** Continue to cooperate with the California Highway Patrol and other nearby law enforcement agencies, such as the Ventura County Sheriff’s Department, to provide backup police assistance in emergency situations. *(Imp CS-26)*
- S-4.3 Public Education.** Encourage citizen participation in public safety programs, such as Neighborhood Watch, and facilitate educational programs dealing with personal safety awareness. *(Imp CS-30, CS-31)*
- S-4.4 Crime Prevention through Environmental Design (CPTED).** Use defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) in the design of all new development. *(Imp CS-32)*
- S-4.5 Development Review.** Provide for law enforcement review of applicable projects as part of the review process. *(Imp S-9)*
- S-4.6 Evacuation Planning.** Coordinate evacuation planning among the Los Angeles County Fire and Sheriff’s departments, the California Highway Patrol, the City of Agoura Hills Community Emergency Response Team (CERT), and law enforcement agencies in other local jurisdictions. *(Imp S-2)*



Police services in the City are provided by the Los Angeles County Sheriff’s Department

Intentionally Blank.

E. Hazardous Materials (S)

The ongoing generation, use, and transportation of hazardous materials can constitute a threat to the safety of the community.

The transport of hazardous materials on the Ventura Freeway is an important safety issue in the City. The numerous residential, commercial, and industrial developments lying within the freeway corridor face a potential risk of exposure to hazardous materials if a freeway accident involving a vehicle transporting hazardous materials were to occur.

Another important safety issue involves underground facilities, such as storage tanks and natural gas pipelines. Motor vehicle fuels and other toxic substances escaping from these tanks have the potential to seriously contaminate soils and local groundwater.

Agoura Hills is underlain by a network of natural gas pipelines, the largest of which is a 15-inch transmission line traversing the northwestern corner of the City. Natural gas is distributed under high pressure, thereby increasing its explosive potential. Natural gas leaks and explosions can occur as a result of either strong earthquakes or accidental rupture of gas lines during excavation operations at construction sites. Hazardous materials are present throughout the City, but are widely varied in terms of both quantity and type. Such uses as light industry, dry cleaners, and automotive service shops routinely utilize solvents and other toxic substances, and also generate hazardous wastes, which must be properly disposed in compliance with strict federal and state regulations. Households also utilize and store materials that could be considered hazardous, although usually not of the same type and quantity as commercial and industrial uses.

Goal S-5

Protection from Hazardous Materials. Residents, visitors, property, and the natural environment in Agoura Hills are protected to the maximum extent feasible by the use, storage, or transport of hazardous materials.

Policies

- S-5.1 Inter-jurisdictional Coordination.** Continue to coordinate with and support the Los Angeles County Sheriff's Department and Fire Department in carrying out inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures for Agoura Hills. *(Imp S-2)*
- S-5.2 Hazardous Waste Collection.** Conduct frequent and convenient household hazardous waste round-ups. *(Imp U-36)*

- S-5.3 Educate Residents/Businesses.** Educate residents and businesses regarding methods to reduce or eliminate the use of hazardous materials, including the disposal of household hazardous materials, including medications, batteries, e-waste, etc., and the use of safer nontoxic equivalents. *(Imp U-36, NR-14, U-34)*
- S-5.4 Hazardous Materials Regulation.** Work with relevant agencies regarding enforcement of applicable laws requiring all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, produce, or transport, and to notify the appropriate county, state, and federal agencies in the event of a violation. *(Imp S-10)*
- S-5.5 Known Areas of Contamination.** Require proponents of projects in known areas of contamination from oil operations or other uses to perform comprehensive soil and groundwater contamination assessments, and undertake remedial procedures, as appropriate, prior to grading and development. *(Imp S-11)*
- S-5.6 Siting of Sensitive Uses.** Protect sensitive uses, such as schools, medical facilities and hospitals, daycare facilities, eldercare facilities, and residential, from significant impacts from uses that generate, use, or store hazardous materials. *(Imp S-12, S-13)*

F. Emergency Preparedness (S)

The Las Virgenes–Malibu Council of Governments Hazard Mitigation Plan (2018) includes resources and information to assist cities, residents, public and private sector organizations, and others interested in participating in planning for hazards. The Hazard Mitigation Plan provides a list of activities and agencies that may assist the City in reducing risk and preventing loss from future hazard events. The strategies address multi-hazard issues, as well as activities for earthquakes, wildfires, climate change, energy disruption, landslide and debris flow, windstorm, flood and severe winter storm, terrorism, and mass violence. ~~earth movements, flooding, windstorms.~~

~~Terrorism is a continuing threat throughout the world and within the United States. In recent years, terrorism has taken on new forms with the introduction of chemical, biological, and radiological weapons. The probability that an individual/location will be targeted by a terrorist is a function of the attractiveness of the target, potential for success, and potential for avoiding identification and capture.~~

~~In the case of a terrorist event, the Los Angeles County Sheriff's Department would be the lead agency for crisis management, perimeter security, access control, traffic/crowd control, evacuations, notifications, and safeguarding evidence. The Los Angeles County Fire Department would be the lead for fire response, hazardous materials events, and medical/rescue operations. The Los Angeles County Fire Department will be the lead for fire response, hazardous materials, and medical/rescue operations. Although local government emergency response organizations will respond to the incident scene, other appropriate local, state, and federal authorities will be notified. As mutual aid partners, state and federal responders will arrive to augment local responders as necessary.~~

Goal S-6

Preparation for Natural or Manmade Disasters. Effective emergency response to natural or human-induced disasters that minimize the loss of life and damage to property, and also reduce disruptions in the delivery of vital public and private services during and following a disaster.

Policies

S-6.1 The SEMS Plan. Maintain and implement the Standardized Emergency Management System (SEMS) Plan to address disasters, such as earthquakes, flooding, hazardous material spills, epidemics, fires, extreme weather, accidents, and terrorism. *(Imp S-2)*

S-6.2 Post-Disaster Response. Plan for the continued function of critical facilities following a major disaster to help prevent major problems

during post-disaster response, such as evacuations, rescues, large numbers of injuries, and major cleanup operations. (*Imp CS-2, CS-27, CS-28*)

- S-6.3 Emergency and Disaster Preparedness Exercises.** Coordinate with Los Angeles County and other jurisdictions to conduct emergency and disaster-preparedness exercises to periodically test operational and emergency plans. (*Imp CS-27, S-2*)
- S-6.4 Mutual Aid Agreements.** Continue to participate in mutual-aid agreements to ensure adequate resources, facilities, and other support for emergency response. (*Imp CS-26*)
- S-6.5 Education Programs.** Sponsor and support educational programs regarding emergency response, disaster preparedness protocols and procedures, and disaster risk reduction for City residents and volunteers, and provide ongoing training for City staff. (*Imp CS-27, CS-28*)

G. WINDSTORMS

Severe windstorms pose a significant risk to life and property by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. High winds have the potential to cause damage to local homes and businesses from falling trees and debris. In addition, windstorms increase the risk of wildfire as the moisture content decreases in brush and vegetation on hillsides, especially in urban interface areas.

Windstorm Hazard Identification

Given the location and topography of the area, severe windstorms are a possibility. While the historic occurrence of these events on the Agoura Hills area has been infrequent, these events pose a potential threat to life, property, utility delivery systems, infrastructure, and transportation when they occur. Furthermore, if a severe windstorm results in a prolonged utility disruption, it may be necessary to utilize private and public resources to aid in the care and sheltering of displaced residents. High winds can also increase the threat by wildfires. In addition, the economic impact of providing shelter, conducting repairs, and disruption to local businesses can result in economic losses to the entire City. Finally, a severe windstorm can cause the loss of historic trees in the area and require the services of certified arborists.

The risk of trees falling is one of the more significant hazards resulting from high wind events. The leafy canopy and structural elements of a tree crown present a drag type barrier to winds. Trees naturally minimize wind drag through the re-orientation of leaves and through the independent motion of limbs and branches, thus reducing the transfer of uniform sway motion forces to the trunk. The susceptibility of trees to wind-throw can be influenced by the general structure of the trees, the location of the trees in reference to wind patterns and the level and frequency of pruning maintenance.

The Agoura Hills area is subject to Santa Ana Winds that can impact fire conditions. Winds can serve as a catalyst in the canyons to spread fire at a rapid rate. Prolonged winds during the warmest months of the year can decrease vegetation moisture levels and increase the ignition potential in dry underbrush. When urban/wildland interface fires occur, Santa Ana wind conditions can drive flames and increase the spread speed and severity of the fire.

During high wind periods, there is also a threat of downed power lines causing wildfires. In response, SCE began a public notice campaign to reiterate its policy that utility power may be shut-off during high fire risk periods when extreme weather threatens the power lines.

Windstorm Mitigation Strategies

In order to mitigate the impact of windstorms, the City of Agoura Hills tracks approximately 4,500 trees that it maintains according to standards regarding public safety. Codes on tree pruning were recently reviewed and updated and new codes regarding tree maintenance were implemented. The City has established a professional tree maintenance contract with an arborist to maintain all City owned trees. The contract ensures that detailed tree maintenance logs and inventories are kept, resulting in improved care, which can help reduce the City’s liability. Under this contract, every City owned tree is assessed on a regular basis. Additionally, the City offers free hazardous oak tree pruning and removal permits for emergency situations.

The following goal and policies address the risks of windstorm hazards in the community.

Goal S-7

Windstorm Preparation. Reduce the potential impact of windstorms that can cause injury, loss of life, structural and infrastructure damage through education, awareness, and preparation.

Policies

- S-7.1** **Develop Public Awareness Campaign.** Provide public education materials to City residents pertaining to the protection of life and property before, during and after a windstorm. (Imp S-23)
- S-7.2** **Landscape and Local Awareness to Fire Code.** Create local City awareness of the types of trees and other vegetation most appropriate for planting in regard to the Fire Code Sections relevant to utility operations in order to avoid utility and vegetation conflicts. (Imp S-23)
- S-7.3** **Backup Power Facilities.** Encourage property owners and critical facilities to purchase and test backup power facilities for use during a power failure, and to create an equipment/testing log to ensure back power equipment is in working service. (Imp S-23)

H. CLIMATE CHANGE

Climate change is a term used to describe large-scale shifts in historically observed patterns in earth’s climate system. Although the climate has historically responded to natural drivers, recent climate change has been unequivocally linked to increasing concentrations of greenhouse gases (GHGs) in the earth’s atmosphere.

According to “California’s Fourth Climate Change Assessment” developed by the State of California, continued climate change will have a severe impact on California. Increased temperatures, drought, wildfires, and sea level rise are several of the main concerns related to climate change in the Southwest.

According to the Environmental Protection Agency (EPA), continued emissions of greenhouse gases (GHGs) will lead to further climate changes. Future changes are expected to include a warmer atmosphere, a warmer and more acidic ocean, higher sea levels, and larger changes in precipitation patterns. The extent of future climate change depends on what is done now to reduce greenhouse gas emissions. The more emitted, the larger future changes will be (Environmental Protection Center, 2015). A more detailed climate vulnerability assessment of the City is included in the City’s Climate Action and Adaptation Plan (CAAP) (see discussion further below).

The City of Agoura Hills has implemented several strategies to mitigate the impact of climate change and encourage environmental sustainability. For example, the City participates in the California Statewide Community Development Authority (CSCDA) Open Property Assessed Clean Energy (PACE) Program. The Program finances renewable energy sources, energy and water efficiency improvements, and seismic strengthening improvements for residential and commercial properties.

In addition, the City’s Solid Waste Management Program works to reduce waste and encourage recycling. Key efforts include:

- Residential Recycling
- Commercial Recycling
- Electronic Waste Collection
- Organic Recycling
- Construction and Demolition Debris Recycling
- Household Hazardous Waste and E-Waste Disposal
- Illegal Dumping Reporting
- Sharps Disposal

In 2017, the City of Agoura Hills joined the County of Los Angeles and other agencies to participate in the "Clean Power Alliance" (CPA) a locally controlled electricity provider in Southern California. The goal of the CPA is to supply greener power to homes and businesses.

Finally, the California Governor’s Office of Planning and Research (OPR) prepares a list of plans and initiatives adopted by California Jurisdictions to address climate change. As of 2016 (3/16/16), the City of Agoura Hills was credited as having been in the process of implementing climate change provisions into its General Plan Policy and General Plan Implementation Measures.

The City has prepared a draft Climate Action and Adaptation Plan (CAAP). The purpose of the CAAP is to reduce greenhouse gas (GHG) emissions and enhance the City’s resilience towards vulnerabilities and risks posed by climate change. The CAAP provides a GHG emissions inventory, forecast and targets, the latter of which will meet state goals for reducing GHG emissions. It also contains GHG reduction measures and an assessment of climate vulnerability and adaption. The final CAAP is expected to be completed mid-2022.

The following goals and policies are to reduce GHGs through energy efficiency, water conservation, alternative transportation, solid waste reduction and clean energy, consistent with the CAAP. These are in addition to the following related goals and policies in other chapters and sections of the General Plan: Mobility Goals M-6 through M-10 to encourage alternative transportation methods and reduce reliance on vehicles and their related policies, including in particular Policy M-6.7 (Vehicle Miles Travelled); Solid Waste Goal U-4 (Solid Waste) and its policies to reduce solid waste generation (U-4.2, U-4.4, U-4.5, U-4.7, U-4.8, and U-4.9); Goal U-5 (Energy Conservation) and its policies for energy efficiency and reduced energy use (U-5.3, U-5.4, U-5.6, and U-5.7); Goal LU-1 (Water Supply System) and its policies to conserve water (U-1.4) and use reclaimed water (U-1.6); and Goal LU-5 (City Sustained and Renewed) with its policies for heat island effect and green building standards (LU-5.1, LU-5.2, LU-5.3 and LU-5.4).

Goal S-17
Energy Efficiency. Increase Energy Efficiency in Existing and New Development.

Policies

S-17.1 Energy Efficiency Outreach. Provide energy efficiency education to the public, including promoting energy efficient programs and certified buildings, and promoting financing programs for retrofits and upgrades. (Imp S-27)

S-17.2 Energy Evaluations and Audits. Encourage residence and business energy evaluations and audits available from utility companies. (Imp S-27)

S-17.3 Electrification of Development. Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification. (Imp S-27, Imp S-28)

Goal S-18

Water Efficiency. Increase Energy Efficiency through Provision of Water.

Policy

S-18.1 Water Efficiency in Landscape. Consider the application of the City's mandatory Model Water Efficiency Landscape Ordinance (MWELO) to a broader range of landscape projects. *(Imp S-29)*

Goal S-19

Urban Heat Island Effect. Decrease Energy Demand through Reducing the Urban Heat Island Effect.

Policies

S-19.1 Tree Planting. Promote tree planting in the community by providing education on the environmental benefits of trees and best management practices to maintain healthy trees. *(Imp S-27)*

S-19.2 Cool Roofs. Encourage, and consider requiring, light reflecting roofs on new multi-family residential and commercial buildings to absorb less heat, thereby reducing local air temperature. *(Imp S-27, S-30)*

Goal S-20

Solid Waste Generation Reduction. Decrease Greenhouse Gas Emissions through Reducing Solid Waste Generation.

Policy

S-20.1 Organic Waste. Provide organic waste collection services to all residents and businesses, in addition to waste hauling and recycling collection, to reduce organic waste disposal. *(Imp S-31)*

Goal S-21

Vehicle Miles Travelled Reduction. Decrease Greenhouse Gas Emissions through a Reduction in Vehicles Miles Travelled (VMT).

Policies

S-21.1 Bicycle Use. Develop a Citywide network that ensures access to safe bicycle facilities, and connects to regional bicycle facilities. *(Imp S-32)*

S-21.2 Electric Vehicles. Encourage, and consider requiring, installation of electric vehicle chargers in commercial development and multi-family residential development parking facilities. *(Imp S-27, S-33)*

Goal S-22

Clean Energy. Decrease Greenhouse Gas Emissions through Increased Clean Energy Use.

Policy

S-21.1 Decrease Greenhouse Gas Emissions through Increased Clean Energy Use. Encourage the availability of clean power to residents and businesses in the City, with the goal of total renewable energy use. *(Imp S-34)*

An additional Climate Change goal and associated policies are provided in Chapter 4, Natural Resources of this General Plan. The goal and policies are also provided below for reference:

Goal NR-10

Greenhouse Gas Reduction. Reduce emissions from all activities within the City boundaries to help mitigate the impact of climate change.

Policies

NR-10.1 Climate Change. Comply with all state requirements regarding climate change and greenhouse gas reduction and review the progress toward meeting the emission reductions targets. *(Imp NR-25)*

NR-10.2 Regional Coordination. Ensure that that any plans prepared by the City, including the General Plan, are aligned with, and support any regional plans to help achieve reductions in greenhouse gas emissions. *(Imp NR-26)*

NR-10.3 Outreach and Education. Partner with local agencies and organizations to coordinate outreach and education regarding the effects of greenhouse gas emissions and climate change. *(Imp NR-27)*

The following goals and policies address climate adaptation and resiliency, and seek to reduce vulnerability and increase the community's resilience to climate change.

Goal S-23

Adaptation to the Impacts of Wildfire. Address the effects of climate change associated with extended droughts that increase the frequency and intensity of wildfires.

Policies

Policies implementing this goal are found in Section C. Wildland and Urban Fire Hazards, Goal S-3, Protection from Fire Hazards. The policies are also provided below for reference.

S-3.9 Disaster Communication. Improve disaster coordination and communication among public agencies. (Imp S-19, CS-26, CS-27)

S-3.10 Emergency Evacuation Plan. Prepare a citywide emergency evacuation plan and to maintain adequate departure paths especially in areas that don't have at least two emergency evacuation routes (i.e., points of ingress and egress). (Imp S-20)

S-3.11 Emergency Access. Ensure new development has adequate emergency access through sufficient road widths according to the Los Angeles County Fire Department standards, which are currently 26 feet wide for single-story structures and 28 feet wide for multi-story structures, as well as adequate, visible street address signage to identify buildings. (Imp CS-30)

S-3.12 Fire Management Plan. Develop a fire management plan that maps fuel load buffer zones within the wildland/urban interface, and includes actions to reduce fuel loads, in coordination with the County Fire Department. (Imp S-22) **Goal S-24 Adaptation to the Impacts of Extreme Heat.** Address the effects of climate change associated with extreme heat days.

Policies

S-24.1 Community Cooling Centers. Identify and promote facilities throughout the City to provide adequate cooling for the population during extreme heat days. (Imp S-16, S-23)

S-24.2 Outreach and Education. Provide public outreach, education, and engagement regarding the risks of extreme heat and preventative measures. (Imp S-16, S-23)

S-24.3 Maintain Adequate Transportation. Maintain roadways, bridges and other transportation facilities during extreme heat events. (Imp S-35)

Goal S-25

Adaptation to the Impacts of Flooding. Address the effects of climate change related to increased storm water runoff from the combination of severe drought and increases in rain.

Policies implementing this goal are found in section A. Flood Hazards, Goal S-1, Protection from Flood Hazards. The policies are also provided below for reference:

Policies

S-1.11 Restrict and Manage Development in Flood Zones. Limit new development in Flood Zones A and AE, and assess properties for flooding vulnerabilities in these zones. *(Imp S-16, S-25)*

S-1.12 Public Outreach and Education. Provide public outreach, education and engagement by communicating flood warning and severe weather event information and appropriate responses to the public, such as areas to avoid. *(Imp S-16, S-20)*

S-1.13 Flooding Emergency Evacuation Plan. Develop an emergency evacuation plan for flooding and develop an emergency evacuation notification system. *(Imp S-16)*

S-1.14 Roadway and Transportation Facilities. Identify roadway and transportation facility improvements needed within the City to address flooding, and coordinate with relevant transportation agencies to implement the improvements. *(Imp S-17)*

Appendix A General Plan Policies Addressing Global Climate Change lists goals and policies elsewhere in the General Plan that address climate change, in addition to those listed in this section.

I. Noise (N)

The urban environment contains a variety of noise sources that can affect the way people live and work. Some types of noise are only short-term irritants, like the pounding of a jackhammer or the whirring rattle of a lawnmower. These noise sources generally can be controlled through City noise regulations, such as a noise ordinance.



Noise from motor vehicles is one of the main sources of noise in the community

However, other noises, such as freeway noise, may be permanent fixtures in the community, posing long-term health hazards to community residents. The City of Agoura Hills is bisected by the Ventura Freeway and several arterial roadways. The Ventura Freeway (US-101) is the most significant noise source within the City due to the high volume of traffic using this roadway on a daily basis. Other areas of noise in the community are along heavily trafficked roads, such as Kanan Road, Thousand Oaks Boulevard, and Agoura Road.

Sound is created when objects vibrate and produce pressure variations that move rapidly outward into the surrounding air. The main characteristics of these air pressure waves are amplitude, which we experience as a sound's "loudness," and frequency, which we experience as a sound's "pitch." The standard unit of sound amplitude is the decibel (dB), which is a measure of the physical magnitude of the pressure variations relative to the human threshold of perception. The human ear's sensitivity to sound amplitude is frequency-dependent, and thus a modification is usually made to the decibel to account for this; A-weighted decibels (dBA) incorporate human sensitivity to a sound's frequency as well as its amplitude.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, during the night, or over a 24-hour period, called the community noise equivalent level (CNEL). Environmental noise levels are generally considered low when the CNEL is below 55 dBA, moderate in the 55 to 70 dBA range, and high above 70 dBA.

Community Noise Contours

Existing roadway noise contours are shown in Figure N-1 (Noise Contours—Existing). Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation.

The US-101 and arterial roads, such as such as Kanan Road, Thousand Oaks Boulevard and Agoura Road, show the greatest level of noise exposure in the community. Existing residential uses in close proximity to these roadway segments could be exposed to high noise levels on a regular basis. However, as

new residential projects are proposed near major roadways or other potential noise sources, future noise levels are evaluated and noise mitigation strategies are required as appropriate to meet City noise standards. Future noise conditions for roadways are presented for the time period ending in 2035 and were derived from projected traffic levels for that year. (Figure N-2 [Noise Contours—Future]).

New nonresidential uses proposed in proximity to existing residential uses and other sensitive receptors may also create potential noise issues. Project-specific noise studies help identify the level of impact and appropriate mitigation measures.

As shown in Figure N-2, there are limited areas of the City where noise levels are expected to increase, and these are associated with increases in traffic volumes. These areas are located along Agoura Road and the Ventura Freeway. The majority of this is associated with the increase in regional traffic along the Ventura Freeway, rather than the projected land development activity associated with the General Plan.

Building interior noise levels can be reduced by protecting the receiver with acoustical structures, enclosure, or construction techniques. Windows and doors are the most important paths for sound to enter a structure. Use of sound insulating doors and double paned windows can provide substantial reductions of interior noise levels. Because these features have little effect in reducing noise when they are left open, installation of air conditioning units for adequate ventilation may be required.

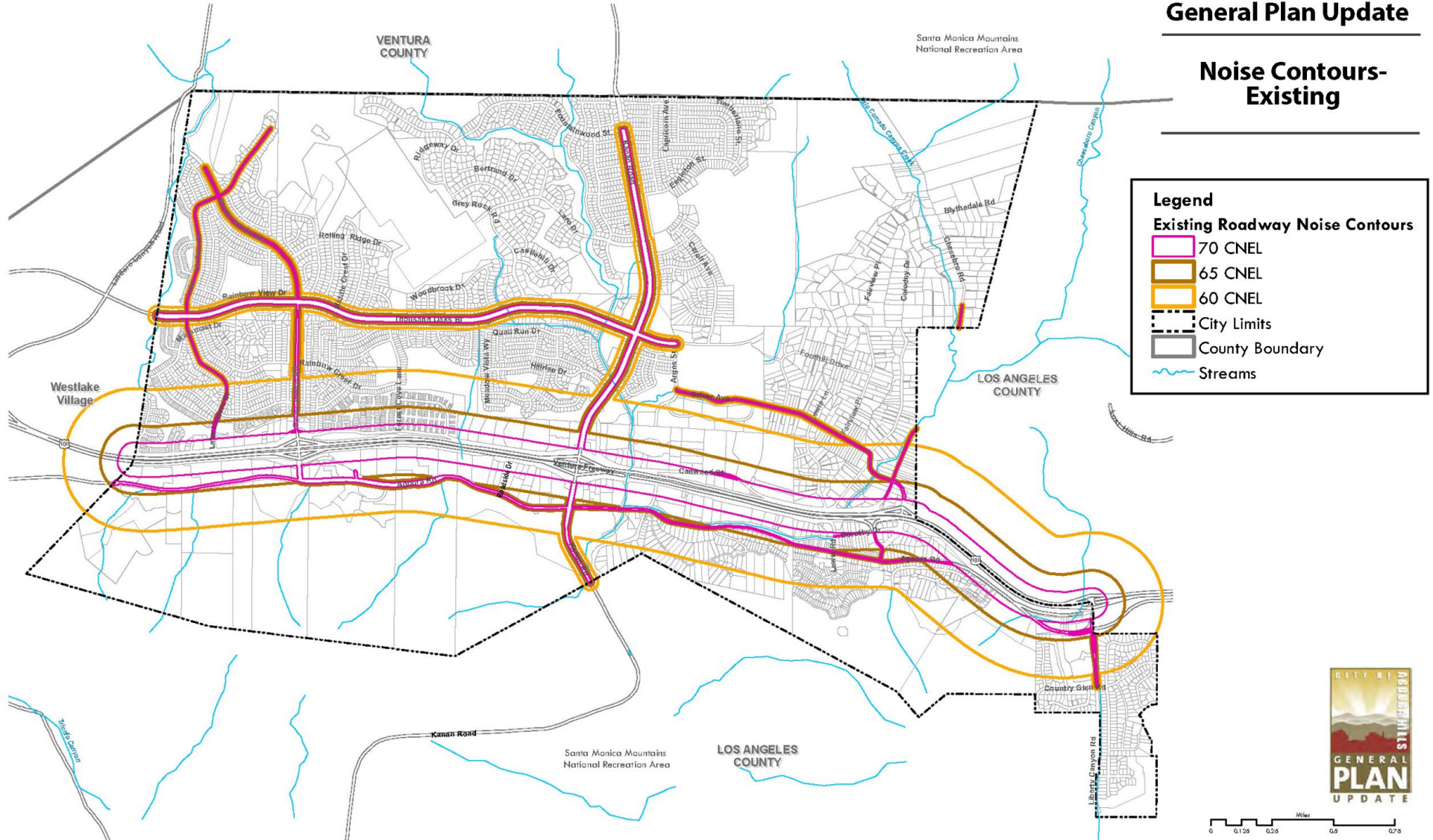
Noise exposure criteria should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by specifying acceptable noise exposure ranges for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table N-1 (Noise/Land Use Compatibility Matrix) presents criteria used to assess the compatibility of proposed land uses with the noise environment.

In addition to the noise/land use compatibility matrix, the City's interior and exterior noise standards are identified in Table N-2 (Interior and Exterior Noise Standards). The City's Municipal Code also contains noise standards and regulations for residential development and limits unnecessary, excessive, and annoying noise in the City.

Policies in this section protect residents, businesses, and visitors from noise hazards by establishing exterior and interior noise standards.

CITY of AGOURA HILLS General Plan Update

Noise Contours- Existing



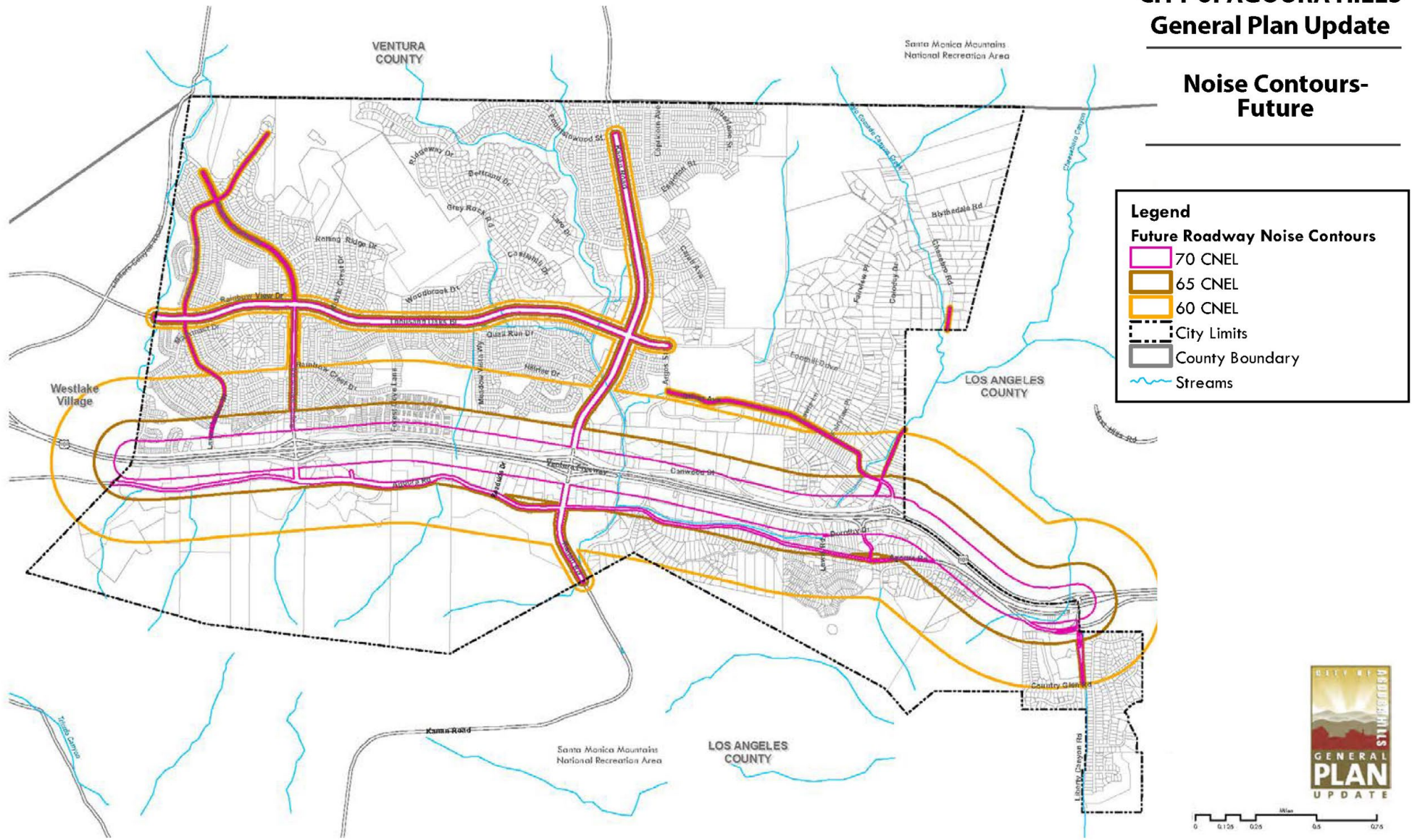
Source: Fehr & Peers, June 2009
 D21377_Agoura_Hills\noise.mxd



Figure N-1

CITY of AGOURA HILLS General Plan Update

Noise Contours- Future



Source: Fehr & Peers, June 2009
D21377_Agoura_Hills\noise.mxd



Figure N-2

Table N-1 Noise/Land Use Compatibility Matrix								
Land Use Categories		Community Noise Equivalent Level (CNEL)						
Categories	Uses	<55	60	65	70	75	80	>
Residential	Single Family, Duplex, Multiple Family	A	A	B	B	C	D	D
Residential	Mobile Homes	A	A	B	C	C	D	D
Commercial Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theater	A	A	A	A	B	B	C
Commercial Industrial Institutional	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
Commercial Recreation Institutional Civic Center	Amphitheater, Concert Hall Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track; Equestrian Center, Sports Club	A	A	A	B	B	D	D
Commercial General, Special Industrial, Institutional	Automobile, Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional General	Hospital, Church, Library, Schools' Classroom	A	A	B	C	C	D	D
Open Space	Parks	A	A	A	B	C	D	D
Open Space	Golf Course, Cemeteries, Nature Centers, Wildlife Habitat	A	A	A	A	B	C	C

SOURCE: Mestre Greve Associates, 1992 General Plan

- Zone A: Clearly Compatible Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
- Zone B: Normally Compatible New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.
- Zone C: Normally Incompatible New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.
- Zone D: Clearly Incompatible New construction or development should generally not be undertaken.

Table N-2 Interior and Exterior Noise Standards			
Categories	Land Use Categories Uses	CNEL	
		Interior ^a	Exterior ^b
Residential	Single Family, Duplex, Multiple Family	45 ^c	55
	Mobile Home	45	55
Commercial	Hotel, Motel, Transient Lodging	45	—
	Commercial Retail, Bank, Restaurant	55	—
	Office Building, Research and Development, Professional Offices, City Office Building	50	—
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45	—
	Gymnasium (Multipurpose)	50	—
	Sports Club, Movie Theatres	55	—
Industrial	Manufacturing, Warehousing, Wholesale, Utilities	65	—
Institutional	Hospital, Schools' classroom	45	55
	Church, Library	45	55
Open Space	Parks	—	65

- a. Includes bathrooms, toilets, closets, corridors
- b. Limited to the following:
 - Private yard of single family
 - Multi-family private patio or balcony which is served by a means of exit from inside the dwelling
 - Balconies 6 feet deep or less are exempt
 - Mobile home park
 - Park's picnic area
 - School's playground
- c. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

NOISE AND LAND USE COMPATIBILITY

Goal N-1

Land Use Conflicts. Minimized land use conflicts between various noise sources and other human activities.

Policies

- N-1.1 Noise Standards.** Require noise mitigation for all development where the projected noise levels exceed those shown in Table N-2, to the extent feasible. *(Imp N-1)*
- N-1.2 Compatibility of Noise-Generating Uses with Sensitive Receptors.** Require buildings and sites to be designed such that surrounding noise sensitive uses are adequately buffered from noise generating uses. *(Imp N-2)*

- N-1.3 Mixed-Use Development Standards.** Require, whenever physically possible, new mixed-use developments to locate noise sources away from the residential portion of the development, and apply physical construction standards to reduce noise between uses. *(Imp N-2)*
- N-1.4 Noise Mitigation Measures.** Ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources. *(Imp N-3)*
- N-1.5 Sensitive Receptors.** Incorporate ambient noise level considerations into land use decisions involving schools, hospitals, and similar noise-sensitive uses. *(Imp N-4)*
- N-1.6 Noise Standards.** Enforce standards that specify acceptable noise limits for various land uses throughout the City. Table N-1 (Noise/Land Use Compatibility Matrix) shows criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the bases of specific Noise Standards. These standards, presented in Table N-2 (Interior and Exterior Noise Standards), define City policy related to land uses and acceptable noise levels. *(Imp N-5)*

MOBILE NOISE SOURCES

Goal N-2

Motor Vehicles. Minimized motor vehicle traffic noise impacts on sensitive noise receptors.

Policies

- N-2.1 State Motor Vehicle Noise Standards.** Encourage the enforcement of state motor vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and the Los Angeles County Sheriff's Department. *(Imp N-9)*
- N-2.2 Roadway Mitigation Measures.** Ensure the employment of noise mitigation measures in the design of roadway improvement projects consistent with funding capability. Support efforts by the California Department of Transportation and others to provide for acoustical protection of existing noise-sensitive land uses affected by these projects. *(Imp N-6)*
- N-2.3 Noise Mitigation Along Major Arterials.** Require sound-attenuating devices, such as walls and berms, or construction best management practices, in the design of residential and other noise-sensitive land uses that are adjacent to the Ventura Freeway and major arterials. *(Imp N-7)*
- N-2.4 New Development.** New development along the freeway corridor and major thoroughfares will be required to prepare noise studies, as deemed necessary by the Planning Department. *(Imp N-1)*

NON-TRANSPORTATION-RELATED NOISE

Goal N-3

Non-Transportation-Related Noise. Minimized non-transportation-related noise impacts on sensitive noise receptors.

Policies

- N-3.1 Protection from Stationary Noise Sources.** Continue to enforce interior and exterior noise standards to ensure that sensitive noise receptors are not exposed to excessive noise levels from stationary noise sources, such as machinery, equipment, fans, and air conditioning equipment. *(Imp N-1, N-3, N-4, N-5, N-8)*
- N-3.2 Regulation of Sound-Amplifying Equipment.** Continue to regulate the use of sound-amplifying equipment. *(Imp N-8)*
- N-3.3 Enforcement of Hours of Construction and Maintenance Activity.** Continue to enforce restrictions on hours of construction activity so as to minimize the impacts of noise and vibration from the use of trucks, heavy drilling equipment, and other heavy machinery, including property maintenance equipment, to adjacent uses, particularly in residential areas. *(Imp N-8)*

Appendix A **General Plan Policies
Addressing Global Climate
Change**

GENERAL PLAN POLICIES ADDRESSING GLOBAL CLIMATE CHANGE

The sources, impacts, and solutions to climate changes are complex. Climate change and greenhouse gas emissions reduction are addressed in policies and programs in multiple elements of this General Plan, in addition to Chapter 5 Community Safety, Section H. Climate Change rather than in a single section. Table A-1 (General Plan Policies Addressing Climate Change) identifies the policies in the Agoura Hills General Plan that carry out the primary objectives of AB 32: mitigation (reduce greenhouse gas emissions) and adaption (changing current strategies to adapt to climate change), and subsequent legislation. Table A-1 categorizes the General Plan policies according to how they accomplish the primary objectives below as a response to climate change:

- Mitigation (Objective A)—Producing a strategy that seeks to reduce greenhouse gas emissions
- Adaptation (Objective B)—Adapting current strategies so that consideration of climate change is integral to planning activities and decisions

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
OBJECTIVE A—MITIGATION: REDUCTION IN GREENHOUSE GAS EMISSIONS	
Strategy A-1: Reduce vehicle trips generated, gasoline consumption, and greenhouse gas emissions	
Community Conservation and Development	LU-1.1 Development Locations LU-1.3 Development Phasing LU-2.1 Range of Housing Types LU-2.2 Retail Services LU-2.3 Employment Opportunities LU-2.5 Community Services LU-4.2 Connected Open Space Network LU-4.3 Organization of Places LU-4.4 Concentration of Development Density LU-4.7 Building Relationship to Public Places LU-4.8 Connectivity LU-5.4 Sustainable Land Development Practices LU-7.3 Senior Housing LU-7.4 Complete Neighborhoods LU-7.5 Walkable Neighborhoods LU-7.6 Neighborhood Connectivity LU-9.2 Parks and Open Space Amenities LU-10.2 Amenities LU-10.4 Streetscapes LU-13.5 Connectivity to Neighborhoods LU-14.1 Land Use Mix LU-14.3 On-Site Amenities LU-15.2 Supporting Uses LU-15.4 Childcare Facilities LU-15.3 Bicycle Facilities LU-16.1 Site Planning LU-17.1 Site Development LU-17.2 Environmental Context LU-18.1 Adequate Community-Supporting Uses LU-18.2 Co-Location of Community Facilities LU-18.3 Design of Civic Spaces and Uses

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Infrastructure and Community Services	M-1.3 Minimum Level of Service Standard M-2.1 Complete Streets M-2.3 Transportation Planning M-2.4 Interconnected System M-2.5 Comprehensive Bicycle and Pedestrian System M-3.1 Intelligent Transportation System M-6.2 Mode Choice M-6.3 Design Enhancements M-6.7 Vehicles Miles Travelled M-7.1 Walkability M-7.2 Pedestrian Connectivity M-7.4 Walkable Developments M-7.5 Safe Routes to School M-8.1 Bikeway Linkages/Connectivity M-9.1 Transit Commuting M-9.3 Citywide Shuttle Service M-9.4 Local Transit M-10.1 Current Transportation Demand Management Techniques M-10.2 Trip Reduction M-10.3 Ride Share M-10.4 City Employee TDM Program M-10.5 Preferential Parking M-11.2 Shared Parking for TDM Programs CS-1.3 Bicycle and Pedestrian Connections CS-5.1 Regional Trail Linkages CS-5.2 Local Trail Linkages CS-5.9 Connecting to Trail System
Natural Resources	—
Community Safety	S-21.1 Bicycle Use S-21.2 Electric Vehicles —
Strategy A-2: Reduce non-renewable electrical and natural gas/energy consumption and generation (energy efficiency)	
Community Conservation and Development	LU-1.1 Development Locations LU-1.3 Development Phasing LU-2.1 Range of Housing Types LU-3.8 Night Sky LU-5.1 Sustainable Building Practices LU-5.3 Heat Island Effect LU-5.4 Sustainable Land Development Practices LU-5.5 Revitalization of Obsolete and Underused Properties LU-5.7 Housing Maintenance LU-7.2 Housing Character and Design LU-7.3 Senior Housing LU-7.4 Complete Neighborhoods LU-7.5 Walkable Neighborhoods LU-7.6 Neighborhood Connectivity LU-8.3 Integration of Development with Natural Setting LU-12.1 Diversity of Uses LU-12.2 Freeway Corridor LU-12.5 Differentiation of Districts LU-18.3 Design of Civic Buildings and Spaces ED-2.3 Efficient Service Delivery

APPENDIX A GENERAL PLAN POLICIES ADDRESSING GLOBAL CLIMATE CHANGE

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Infrastructure and Community Services	M-4.6 Energy Reduction M-6.1 Efficient System U-5.3 Solar Access U-5.4 Energy Efficient Incentives U-5.6 Energy Conservation U-5.7 Solar Panels U-6.3 Evolving Technologies
Natural Resources	NR-9.2 Energy Conservation for City Facilities
Community Safety	S-17.2 Energy Evaluations and Audits S-17.3 Electrification of Energy S-19.1 Tree Planting
Strategy A-3: Increase generation and use of renewable energy sources	
Community Conservation and Development	LU-5.1 Sustainable Building Practices LU-5.3 Sustainable Land Development Practices LU-7.2 Housing Character and Design U-5.3 Solar Access U-5.7 Solar Panels
Infrastructure and Community Services	—
Natural Resources	—
Community Safety	S-22.1 Clean Power Availability—
Strategy A-4: Reduce water consumption	
Community Conservation and Development	LU-2.1 Range of Housing Types LU-4.1 Primary Contributor to Urban Form LU-5.1 Sustainable Building Practices LU-5.3 Sustainable Land Development Practices LU-18.3 Design of Civic Buildings and Spaces U-1.4 Water Conservation Programs U-1.6 Reclaimed Wastewater
Infrastructure and Community Services	—
Natural Resources	NR-5.1 Water Conservation and Education NR-5.2 Water Conservation Measures NR-5.3 Water Efficient Landscaping and Irrigation NR-5.4 Optimum Timing for Water Irrigation NR-5.5 Recycled Water
Community Safety	S-18.1 Water Efficiency in Landscape—
Strategy A-5: Reduce solid waste and maximize reuse of solid waste	
Community Conservation and Development	LU-2.1 Range of Housing Types LU-5.1 Sustainable Building Practices LU-5.2 Existing Structure Reuse
Infrastructure and Community Services	U-4.2 Diversion of Waste U-4.5 Recycling for New Development U-4.7 Recycling and Reuse of Construction Waste U-4.8 Residential Waste Recycling U4.9 Non-Residential Waste Recycling
Natural Resources	—
Community Safety	— S-20.1 Organic Waste

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Strategy A-6: Promote carbon dioxide consuming landscaping	
Community Conservation and Development	LU-3.1 Scenic and Natural Areas LU-3.2 Tree Preservation LU-8.6 Landscaping LU-13.4 Retail Streetscapes
Infrastructure and Community Services	—
Natural Resources	NR-5.9 Landscaping
Community Safety	—
Strategy A-7: Maximize preservation of open spaces and natural areas	
Community Conservation and Development	LU-1.2 Development Locations LU-3.1 Scenic and Natural Areas LU-3.2 Hillsides LU-3.3 Open Spaces and Greenbelts LU-3.4 Tree Preservation LU-3.5 Creeks and Natural Drainage LU-3.6 Development Respect for Environmental Setting LU-19.1 City of Trees and Open Spaces LU-19.2 Open Space Preservation LU-19.4 Conserve Natural Hillsides LU-20.1 Protecting the Open Space Character LU-20.4 Land Use Retention as Open Space
Infrastructure and Community Services	U-3.4 Conservation of Open Space Areas
Natural Resources	NR-1.1 Open Space Preservation NR-4.1 Resource Protection NR-4.2 Conserve Natural Resources NR-4.5 Open Space Preservation NR-4.7 Green Infrastructure NR 4.11 Creeks and Natural Resources NR-6.4 Protect Open Space Areas and Water Resources
Community Safety	—
OBJECTIVE B—ADAPTATION: ADAPTING CURRENT STRATEGIES SO THAT CLIMATE CHANGE IS INTEGRAL TO PLANNING ACTIVITIES AND DECISIONS	
Strategy B-1: Reduce risks from wildfire, flooding, and other hazards resulting from climate change	
Community Conservation and Development	LU-1.2 Development Locations LU-4.4 Concentration of Development Density LU-5.1 Sustainable Building Practices
Infrastructure and Community Services	—
Natural Resources	NR-4.4 Cluster Development
Community Safety	S-1.7 Flood Mitigation Design S-3.2 Wildfire Mitigation
Strategy B-2: Conserve and improve water supply due to shortages from climate change	
Community Conservation and Development	LU-2.1 Range of Housing Types LU-5.1 Sustainable Building Practices
Infrastructure and Community Services	—
Natural Resources	—
Community Safety	—

Table A-1 General Plan Policies Addressing Climate Change	
Element	Policies
Strategy B-3: Provide education and leadership in response to climate change actions	
Community Conservation and Development	LU-5.2 Existing Structure Reuse LU-5.3 Heat Island Effect
Infrastructure and Community Services	M-6.5 Education U-4.4 Community Education
Natural Resources	NR-6.5 Watershed Education NR-9.1 Public Outreach NR-10.1 Climate Change NR-10.2 Regional Coordination NR-10.3 Outreach and Education
Community Safety	S-17.1 Energy Efficiency Outreach

SOURCE: ~~PBS&J 2009~~

APPENDIX D: AIR QUALITY AND GREENHOUSE GAS EMISSIONS DATA

This page left intentionally blank



Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU Cume 2035 Scenario OPS only
Los Angeles-South Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	175.00	1000sqft	4.02	175,000.00	0
Office Park	923.04	1000sqft	21.19	923,041.00	0
Research & Development	273.44	1000sqft	6.28	273,445.00	0
Hotel	120.00	Room	4.00	174,240.00	0
Apartments Low Rise	120.00	Dwelling Unit	7.50	120,000.00	343
Condo/Townhouse	2,612.00	Dwelling Unit	163.25	2,612,000.00	7470
Retirement Community	31.00	Dwelling Unit	6.20	31,000.00	89
Single Family Housing	116.00	Dwelling Unit	37.66	208,800.00	332
Free-Standing Discount store	260.18	1000sqft	5.97	260,181.00	0
Regional Shopping Center	390.01	1000sqft	8.95	390,013.00	0
Strip Mall	130.40	1000sqft	2.99	130,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2035
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - Variety Store 260.181 TSF; Low-Rise Residtl 120, DU; SFDs 116 DU; Office Park 923.041 TSF; Shop Ctr 390.013 TSF; Bus. Park 273.445 TSF; Specialty Retail 130.400 TSF; Multi-Fam Residtl 2612 DU; Office 175 TSF; Sr Housing 31 DU; Hotel 120.00 rm

Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Woodstoves - No woodburning stoves/fireplaces.

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	102.00	108.00
tblFireplaces	NumberGas	2,220.20	2,350.80
tblFireplaces	NumberGas	26.35	27.90
tblFireplaces	NumberGas	98.60	104.40
tblFireplaces	NumberWood	6.00	0.00
tblFireplaces	NumberWood	130.60	0.00
tblFireplaces	NumberWood	1.55	0.00
tblFireplaces	NumberWood	5.80	0.00
tblLandUse	LandUseSquareFeet	923,040.00	923,041.00
tblLandUse	LandUseSquareFeet	273,440.00	273,445.00
tblLandUse	LandUseSquareFeet	260,180.00	260,181.00
tblLandUse	LandUseSquareFeet	390,010.00	390,013.00
tblVehicleTrips	ST_TR	8.14	2.17
tblVehicleTrips	ST_TR	8.14	6.07
tblVehicleTrips	ST_TR	70.76	52.81
tblVehicleTrips	ST_TR	2.21	9.96
tblVehicleTrips	ST_TR	8.19	7.99
tblVehicleTrips	ST_TR	1.64	11.72
tblVehicleTrips	ST_TR	46.12	35.89
tblVehicleTrips	ST_TR	1.90	16.22
tblVehicleTrips	ST_TR	2.03	3.89
tblVehicleTrips	ST_TR	9.54	7.59

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	ST_TR	42.04	47.57
tblVehicleTrips	SU_TR	6.28	2.17
tblVehicleTrips	SU_TR	6.28	6.07
tblVehicleTrips	SU_TR	60.21	52.81
tblVehicleTrips	SU_TR	0.70	9.96
tblVehicleTrips	SU_TR	5.95	7.99
tblVehicleTrips	SU_TR	0.76	11.72
tblVehicleTrips	SU_TR	21.10	35.89
tblVehicleTrips	SU_TR	1.11	16.22
tblVehicleTrips	SU_TR	1.95	3.89
tblVehicleTrips	SU_TR	8.55	7.59
tblVehicleTrips	SU_TR	20.43	47.57
tblVehicleTrips	WD_TR	7.32	2.17
tblVehicleTrips	WD_TR	7.32	6.07
tblVehicleTrips	WD_TR	53.12	52.81
tblVehicleTrips	WD_TR	9.74	9.96
tblVehicleTrips	WD_TR	8.36	7.99
tblVehicleTrips	WD_TR	11.07	11.72
tblVehicleTrips	WD_TR	37.75	35.89
tblVehicleTrips	WD_TR	11.26	16.22
tblVehicleTrips	WD_TR	2.40	3.89
tblVehicleTrips	WD_TR	9.44	7.59
tblVehicleTrips	WD_TR	44.32	47.57
tblWoodstoves	NumberCatalytic	6.00	0.00
tblWoodstoves	NumberCatalytic	130.60	0.00
tblWoodstoves	NumberCatalytic	1.55	0.00
tblWoodstoves	NumberCatalytic	5.80	0.00
tblWoodstoves	NumberNoncatalytic	6.00	0.00
tblWoodstoves	NumberNoncatalytic	130.60	0.00

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWoodstoves	NumberNoncatalytic	1.55	0.00
tblWoodstoves	NumberNoncatalytic	5.80	0.00

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	22.1029	0.8789	29.8432	5.0000e-003		0.2082	0.2082		0.2082	0.2082	0.0000	670.7741	670.7741	0.0582	0.0114	675.6294
Energy	0.3930	3.4327	1.9713	0.0214		0.2716	0.2716		0.2716	0.2716	0.0000	11,454.6598	11,454.6598	0.7131	0.1487	11,516.8008
Mobile	25.8931	24.6121	251.6197	0.5273	69.8407	0.3047	70.1454	18.6391	0.2837	18.9228	0.0000	52,732.8908	52,732.8908	3.6418	2.2241	53,486.7015
Waste						0.0000	0.0000		0.0000	0.0000	848.5327	0.0000	848.5327	50.1468	0.0000	2,102.2038
Water						0.0000	0.0000		0.0000	0.0000	183.3887	1,874.0101	2,057.3987	18.9940	0.4639	2,670.4974
Total	48.3890	28.9236	283.4343	0.5537	69.8407	0.7844	70.6251	18.6391	0.7635	19.4026	1,031.9214	66,732.3347	67,764.2560	73.5539	2.8481	70,451.8328

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	22.1029	0.8789	29.8432	5.0000e-003		0.2082	0.2082		0.2082	0.2082	0.0000	670.7741	670.7741	0.0582	0.0114	675.6294
Energy	0.3930	3.4327	1.9713	0.0214		0.2716	0.2716		0.2716	0.2716	0.0000	11,454.6598	11,454.6598	0.7131	0.1487	11,516.8008
Mobile	25.8931	24.6121	251.6197	0.5273	69.8407	0.3047	70.1454	18.6391	0.2837	18.9228	0.0000	52,732.8908	52,732.8908	3.6418	2.2241	53,486.7015
Waste						0.0000	0.0000		0.0000	0.0000	848.5327	0.0000	848.5327	50.1468	0.0000	2,102.2038
Water						0.0000	0.0000		0.0000	0.0000	183.3887	1,874.0101	2,057.3987	18.9940	0.4639	2,670.4974
Total	48.3890	28.9236	283.4343	0.5537	69.8407	0.7844	70.6251	18.6391	0.7635	19.4026	1,031.9214	66,732.3347	67,764.2560	73.5539	2.8481	70,451.8328

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	25.8931	24.6121	251.6197	0.5273	69.8407	0.3047	70.1454	18.6391	0.2837	18.9228	0.0000	52,732.8908	52,732.8908	3.6418	2.2241	53,486.7015
Unmitigated	25.8931	24.6121	251.6197	0.5273	69.8407	0.3047	70.1454	18.6391	0.2837	18.9228	0.0000	52,732.8908	52,732.8908	3.6418	2.2241	53,486.7015

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	260.40	260.40	260.40	889,826	889,826
Condo/Townhouse	15,854.84	15,854.84	15,854.84	54,178,397	54,178,397
Free-Standing Discount store	13,740.11	13,740.11	13,740.11	25,786,244	25,786,244
General Office Building	1,743.00	1,743.00	1,743.00	5,615,006	5,615,006
Hotel	958.80	958.80	958.80	2,287,861	2,287,861
Office Park	10,818.03	10,818.03	10,818.03	36,550,341	36,550,341
Regional Shopping Center	13,997.46	13,997.46	13,997.46	30,274,319	30,274,319
Research & Development	4,435.20	4,435.20	4,435.20	14,984,981	14,984,981
Retirement Community	120.59	120.59	120.59	412,074	412,074
Single Family Housing	880.44	880.44	880.44	3,008,597	3,008,597
Strip Mall	6,203.13	6,203.13	6,203.13	11,802,042	11,802,042
Total	69,011.99	69,011.99	69,011.99	185,789,689	185,789,689

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Free-Standing Discount store	16.60	8.40	6.90	12.20	68.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Research & Development	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Condo/Townhouse	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Free-Standing Discount store	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
General Office Building	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Hotel	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Office Park	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Regional Shopping Center	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Research & Development	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Retirement Community	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Single Family Housing	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Strip Mall	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,564.8860	7,564.8860	0.6385	0.0774	7,603.9119
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7,564.8860	7,564.8860	0.6385	0.0774	7,603.9119
NaturalGas Mitigated	0.3930	3.4327	1.9713	0.0214		0.2716	0.2716		0.2716	0.2716	0.0000	3,889.7738	3,889.7738	0.0746	0.0713	3,912.8888
NaturalGas Unmitigated	0.3930	3.4327	1.9713	0.0214		0.2716	0.2716		0.2716	0.2716	0.0000	3,889.7738	3,889.7738	0.0746	0.0713	3,912.8888

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.4903e+06	8.0400e-003	0.0687	0.0292	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5279	79.5279	1.5200e-003	1.4600e-003	80.0005
Condo/Townhouse	4.31122e+007	0.2325	1.9865	0.8453	0.0127		0.1606	0.1606		0.1606	0.1606	0.0000	2,300.6317	2,300.6317	0.0441	0.0422	2,314.3032
Free-Standing Discount store	517760	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.6297	27.6297	5.3000e-004	5.1000e-004	27.7938
General Office Building	1.58375e+006	8.5400e-003	0.0776	0.0652	4.7000e-004		5.9000e-003	5.9000e-003		5.9000e-003	5.9000e-003	0.0000	84.5149	84.5149	1.6200e-003	1.5500e-003	85.0172
Hotel	5.91545e+006	0.0319	0.2900	0.2436	1.7400e-003		0.0220	0.0220		0.0220	0.0220	0.0000	315.6708	315.6708	6.0500e-003	5.7900e-003	317.5467
Office Park	1.04027e+007	0.0561	0.5099	0.4284	3.0600e-003		0.0388	0.0388		0.0388	0.0388	0.0000	555.1262	555.1262	0.0106	0.0102	558.4250

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Regional Shopping Center	776126	4.1800e-003	0.0381	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4170	41.4170	7.9000e-004	7.6000e-004	41.6632
Research & Development	5.67672e+006	0.0306	0.2783	0.2338	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9313	302.9313	5.8100e-003	5.5500e-003	304.7315
Retirement Community	384993	2.0800e-003	0.0177	7.5500e-003	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5447	20.5447	3.9000e-004	3.8000e-004	20.6668
Single Family Housing	2.77214e+006	0.0150	0.1277	0.0544	8.2000e-004		0.0103	0.0103		0.0103	0.0103	0.0000	147.9319	147.9319	2.8400e-003	2.7100e-003	148.8110
Strip Mall	259496	1.4000e-003	0.0127	0.0107	8.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	13.8477	13.8477	2.7000e-004	2.5000e-004	13.9300
Total		0.3931	3.4326	1.9713	0.0215		0.2716	0.2716		0.2716	0.2716	0.0000	3,889.7738	3,889.7738	0.0746	0.0713	3,912.8888

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.4903e+006	8.0400e-003	0.0687	0.0292	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5279	79.5279	1.5200e-003	1.4600e-003	80.0005
Condo/Townhouse	4.31122e+007	0.2325	1.9865	0.8453	0.0127		0.1606	0.1606		0.1606	0.1606	0.0000	2,300.6317	2,300.6317	0.0441	0.0422	2,314.3032
Free-Standing Discount store	517760	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.6297	27.6297	5.3000e-004	5.1000e-004	27.7938
General Office Building	1.58375e+006	8.5400e-003	0.0776	0.0652	4.7000e-004		5.9000e-003	5.9000e-003		5.9000e-003	5.9000e-003	0.0000	84.5149	84.5149	1.6200e-003	1.5500e-003	85.0172
Hotel	5.91545e+006	0.0319	0.2900	0.2436	1.7400e-003		0.0220	0.0220		0.0220	0.0220	0.0000	315.6708	315.6708	6.0500e-003	5.7900e-003	317.5467
Office Park	1.04027e+007	0.0561	0.5099	0.4284	3.0600e-003		0.0388	0.0388		0.0388	0.0388	0.0000	555.1262	555.1262	0.0106	0.0102	558.4250

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Regional Shopping Center	776126	4.1800e-003	0.0381	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4170	41.4170	7.9000e-004	7.6000e-004	41.6632
Research & Development	5.67672e+006	0.0306	0.2783	0.2338	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9313	302.9313	5.8100e-003	5.5500e-003	304.7315
Retirement Community	384993	2.0800e-003	0.0177	7.5500e-003	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5447	20.5447	3.9000e-004	3.8000e-004	20.6668
Single Family Housing	2.77214e+006	0.0150	0.1277	0.0544	8.2000e-004		0.0103	0.0103		0.0103	0.0103	0.0000	147.9319	147.9319	2.8400e-003	2.7100e-003	148.8110
Strip Mall	259496	1.4000e-003	0.0127	0.0107	8.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	13.8477	13.8477	2.7000e-004	2.5000e-004	13.9300
Total		0.3931	3.4326	1.9713	0.0215		0.2716	0.2716		0.2716	0.2716	0.0000	3,889.7738	3,889.7738	0.0746	0.0713	3,912.8888

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
		MT/yr			
Apartments Low Rise	482498	85.5689	7.2200e-003	8.8000e-004	86.0104
Condo/Townhouse	1.2622e+007	2,238.4590	0.1889	0.0229	2,250.0068
Free-Standing Discount store	2.89581e+006	513.5598	0.0434	5.2500e-003	516.2092
General Office Building	2.36075e+006	418.6685	0.0353	4.2800e-003	420.8283
Hotel	1.5246e+006	270.3810	0.0228	2.7700e-003	271.7759
Office Park	1.36795e+007	2,425.9926	0.2048	0.0248	2,438.5079
Regional Shopping Center	4.34084e+006	769.8295	0.0650	7.8800e-003	773.8009
Research & Development	2.26139e+006	401.0475	0.0339	4.1000e-003	403.1164

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Retirement Community	130558	23.1539	1.9500e-003	2.4000e-004	23.2734
Single Family Housing	906898	160.8344	0.0136	1.6500e-003	161.6641
Strip Mall	1.45135e+006	257.3908	0.0217	2.6300e-003	258.7187
Total		7,564.8860	0.6385	0.0774	7,603.9120

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	482498	85.5689	7.2200e-003	8.8000e-004	86.0104
Condo/Townhouse	1.2622e+007	2,238.4590	0.1889	0.0229	2,250.0068
Free-Standing Discount store	2.89581e+006	513.5598	0.0434	5.2500e-003	516.2092
General Office Building	2.36075e+006	418.6685	0.0353	4.2800e-003	420.8283
Hotel	1.5246e+006	270.3810	0.0228	2.7700e-003	271.7759
Office Park	1.36795e+007	2,425.9926	0.2048	0.0248	2,438.5079
Regional Shopping Center	4.34084e+006	769.8295	0.0650	7.8800e-003	773.8009
Research & Development	2.26139e+006	401.0475	0.0339	4.1000e-003	403.1164

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Retirement Community	130558	23.1539	1.9500e-003	2.4000e-004	23.2734
Single Family Housing	906898	160.8344	0.0136	1.6500e-003	161.6641
Strip Mall	1.45135e+006	257.3908	0.0217	2.6300e-003	258.7187
Total		7,564.8860	0.6385	0.0774	7,603.9120

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	22.1029	0.8789	29.8432	5.0000e-003		0.2082	0.2082		0.2082	0.2082	0.0000	670.7741	670.7741	0.0582	0.0114	675.6294
Unmitigated	22.1029	0.8789	29.8432	5.0000e-003		0.2082	0.2082		0.2082	0.2082	0.0000	670.7741	670.7741	0.0582	0.0114	675.6294

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.0080					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	19.1448					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0629	0.5373	0.2286	3.4300e-003		0.0434	0.0434		0.0434	0.0434	0.0000	622.2193	622.2193	0.0119	0.0114	625.9169
Landscaping	0.8872	0.3416	29.6146	1.5700e-003		0.1648	0.1648		0.1648	0.1648	0.0000	48.5547	48.5547	0.0463	0.0000	49.7125
Total	22.1029	0.8789	29.8433	5.0000e-003		0.2082	0.2082		0.2082	0.2082	0.0000	670.7741	670.7741	0.0582	0.0114	675.6294

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.0080					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	19.1448					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0629	0.5373	0.2286	3.4300e-003		0.0434	0.0434		0.0434	0.0434	0.0000	622.2193	622.2193	0.0119	0.0114	625.9169
Landscaping	0.8872	0.3416	29.6146	1.5700e-003		0.1648	0.1648		0.1648	0.1648	0.0000	48.5547	48.5547	0.0463	0.0000	49.7125

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	22.1029	0.8789	29.8433	5.0000e-003		0.2082	0.2082		0.2082	0.2082	0.0000	670.7741	670.7741	0.0582	0.0114	675.6294
-------	---------	--------	---------	-------------	--	--------	--------	--	--------	--------	--------	----------	----------	--------	--------	----------

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	2,057.3987	18.9940	0.4639	2,670.4974
Unmitigated	2,057.3987	18.9940	0.4639	2,670.4974

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	7.81848 / 4.92904	30.2468	0.2571	6.3000e-003	38.5518
Condo/Townhouse	170.182 / 107.289	658.3710	5.5964	0.1371	839.1434

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Free-Standing Discount store	19.2722 / 11.812	73.8911	0.6337	0.0155	94.3591
General Office Building	31.1034 / 19.0634	119.2529	1.0227	0.0251	152.2863
Hotel	3.04401 / 0.338224	8.6614	0.0998	2.4200e-003	11.8788
Office Park	164.055 / 100.55	629.0012	5.3944	0.1321	803.2362
Regional Shopping Center	28.889 / 17.7062	110.7628	0.9499	0.0233	141.4444
Research & Development	134.449 / 0	353.1258	4.4072	0.1066	495.0795
Retirement Community	2.01977 / 1.27334	7.8137	0.0664	1.6300e-003	9.9592
Single Family Housing	7.55787 / 4.76474	29.2385	0.2485	6.0900e-003	37.2667
Strip Mall	9.65906 / 5.92007	37.0336	0.3176	7.7800e-003	47.2920
Total		2,057.3987	18.9940	0.4639	2,670.4974

Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	7.81848 / 4.92904	30.2468	0.2571	6.3000e-003	38.5518
Condo/Townhouse	170.182 / 107.289	658.3710	5.5964	0.1371	839.1434
Free-Standing Discount store	19.2722 / 11.812	73.8911	0.6337	0.0155	94.3591
General Office Building	31.1034 / 19.0634	119.2529	1.0227	0.0251	152.2863

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hotel	3.04401 / 0.338224	8.6614	0.0998	2.4200e-003	11.8788
Office Park	164.055 / 100.55	629.0012	5.3944	0.1321	803.2362
Regional Shopping Center	28.889 / 17.7062	110.7628	0.9499	0.0233	141.4444
Research & Development	134.449 / 0	353.1258	4.4072	0.1066	495.0795
Retirement Community	2.01977 / 1.27334	7.8137	0.0664	1.6300e-003	9.9592
Single Family Housing	7.55787 / 4.76474	29.2385	0.2485	6.0900e-003	37.2667
Strip Mall	9.65906 / 5.92007	37.0336	0.3176	7.7800e-003	47.2920
Total		2,057.3987	18.9940	0.4639	2,670.4974

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	848.5327	50.1468	0.0000	2,102.2038
Unmitigated	848.5327	50.1468	0.0000	2,102.2038

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	55.2	11.2051	0.6622	0.0000	27.7602
Condo/Townhouse	1201.52	243.8977	14.4139	0.0000	604.2462
Free-Standing Discount store	1118.96	227.1388	13.4235	0.0000	562.7267
General Office Building	162.75	33.0368	1.9524	0.0000	81.8472
Hotel	65.7	13.3365	0.7882	0.0000	33.0406
Office Park	858.43	174.2535	10.2981	0.0000	431.7058
Regional Shopping Center	409.51	83.1268	4.9127	0.0000	205.9432
Research & Development	20.78	4.2182	0.2493	0.0000	10.4503
Retirement Community	14.26	2.8947	0.1711	0.0000	7.1714
Single Family Housing	136.12	27.6311	1.6330	0.0000	68.4550
Strip Mall	136.92	27.7935	1.6426	0.0000	68.8573
Total		848.5327	50.1468	0.0000	2,102.2038

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	55.2	11.2051	0.6622	0.0000	27.7602
Condo/Townhouse	1201.52	243.8977	14.4139	0.0000	604.2462
Free-Standing Discount store	1118.96	227.1388	13.4235	0.0000	562.7267
General Office Building	162.75	33.0368	1.9524	0.0000	81.8472
Hotel	65.7	13.3365	0.7882	0.0000	33.0406
Office Park	858.43	174.2535	10.2981	0.0000	431.7058
Regional Shopping Center	409.51	83.1268	4.9127	0.0000	205.9432
Research & Development	20.78	4.2182	0.2493	0.0000	10.4503
Retirement Community	14.26	2.8947	0.1711	0.0000	7.1714
Single Family Housing	136.12	27.6311	1.6330	0.0000	68.4550
Strip Mall	136.92	27.7935	1.6426	0.0000	68.8573
Total		848.5327	50.1468	0.0000	2,102.2038

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU Cume 2035 Scenario OPS only
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	175.00	1000sqft	4.02	175,000.00	0
Office Park	923.04	1000sqft	21.19	923,041.00	0
Research & Development	273.44	1000sqft	6.28	273,445.00	0
Hotel	120.00	Room	4.00	174,240.00	0
Apartments Low Rise	120.00	Dwelling Unit	7.50	120,000.00	343
Condo/Townhouse	2,612.00	Dwelling Unit	163.25	2,612,000.00	7470
Retirement Community	31.00	Dwelling Unit	6.20	31,000.00	89
Single Family Housing	116.00	Dwelling Unit	37.66	208,800.00	332
Free-Standing Discount store	260.18	1000sqft	5.97	260,181.00	0
Regional Shopping Center	390.01	1000sqft	8.95	390,013.00	0
Strip Mall	130.40	1000sqft	2.99	130,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2035
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Variety Store 260.181 TSF; Low-Rise Residtl 120, DU; SFDs 116 DU; Office Park 923.041 TSF; Shop Ctr 390.013 TSF; Bus. Park 273.445 TSF; Specialty Retail 130.400 TSF; Multi-Fam Residtl 2612 DU; Office 175 TSF; Sr Housing 31 DU; Hotel 120.00 rm

Construction Phase - No construction calcs, OPS Only.

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Trip generation rates per traffic data.

Woodstoves - No woodburning stoves/fireplaces.

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	102.00	108.00
tblFireplaces	NumberGas	2,220.20	2,350.80
tblFireplaces	NumberGas	26.35	27.90
tblFireplaces	NumberGas	98.60	104.40
tblFireplaces	NumberWood	6.00	0.00
tblFireplaces	NumberWood	130.60	0.00
tblFireplaces	NumberWood	1.55	0.00
tblFireplaces	NumberWood	5.80	0.00
tblLandUse	LandUseSquareFeet	923,040.00	923,041.00
tblLandUse	LandUseSquareFeet	273,440.00	273,445.00
tblLandUse	LandUseSquareFeet	260,180.00	260,181.00
tblLandUse	LandUseSquareFeet	390,010.00	390,013.00
tblVehicleTrips	ST_TR	8.14	2.17
tblVehicleTrips	ST_TR	8.14	6.07
tblVehicleTrips	ST_TR	70.76	52.81
tblVehicleTrips	ST_TR	2.21	9.96
tblVehicleTrips	ST_TR	8.19	7.99
tblVehicleTrips	ST_TR	1.64	11.72
tblVehicleTrips	ST_TR	46.12	35.89
tblVehicleTrips	ST_TR	1.90	16.22
tblVehicleTrips	ST_TR	2.03	3.89
tblVehicleTrips	ST_TR	9.54	7.59
tblVehicleTrips	ST_TR	42.04	47.57
tblVehicleTrips	SU_TR	6.28	2.17
tblVehicleTrips	SU_TR	6.28	6.07
tblVehicleTrips	SU_TR	60.21	52.81
tblVehicleTrips	SU_TR	0.70	9.96

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	SU_TR	5.95	7.99
tblVehicleTrips	SU_TR	0.76	11.72
tblVehicleTrips	SU_TR	21.10	35.89
tblVehicleTrips	SU_TR	1.11	16.22
tblVehicleTrips	SU_TR	1.95	3.89
tblVehicleTrips	SU_TR	8.55	7.59
tblVehicleTrips	SU_TR	20.43	47.57
tblVehicleTrips	WD_TR	7.32	2.17
tblVehicleTrips	WD_TR	7.32	6.07
tblVehicleTrips	WD_TR	53.12	52.81
tblVehicleTrips	WD_TR	9.74	9.96
tblVehicleTrips	WD_TR	8.36	7.99
tblVehicleTrips	WD_TR	11.07	11.72
tblVehicleTrips	WD_TR	37.75	35.89
tblVehicleTrips	WD_TR	11.26	16.22
tblVehicleTrips	WD_TR	2.40	3.89
tblVehicleTrips	WD_TR	9.44	7.59
tblVehicleTrips	WD_TR	44.32	47.57
tblWoodstoves	NumberCatalytic	6.00	0.00
tblWoodstoves	NumberCatalytic	130.60	0.00
tblWoodstoves	NumberCatalytic	1.55	0.00
tblWoodstoves	NumberCatalytic	5.80	0.00
tblWoodstoves	NumberNoncatalytic	6.00	0.00
tblWoodstoves	NumberNoncatalytic	130.60	0.00
tblWoodstoves	NumberNoncatalytic	1.55	0.00
tblWoodstoves	NumberNoncatalytic	5.80	0.00

2.0 Emissions Summary

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.532 3	55,298.532 3	1.4601	1.0060	55,634.809 6
Energy	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.475 0	23,494.475 0	0.4503	0.4307	23,634.090 9
Mobile	147.9464	124.0274	1,380.5362	2.9896	391.3666	1.6756	393.0422	104.2846	1.5605	105.8451		329,700.43 96	329,700.43 96	21.5768	12.8780	334,077.50 01
Total	278.1334	188.5510	1,646.5449	3.3940	391.3666	7.9567	399.3233	104.2846	7.8416	112.1262	0.0000	408,493.44 69	408,493.44 69	23.4872	14.3147	413,346.40 06

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.532 3	55,298.532 3	1.4601	1.0060	55,634.809 6
Energy	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.475 0	23,494.475 0	0.4503	0.4307	23,634.090 9
Mobile	147.9464	124.0274	1,380.5362	2.9896	391.3666	1.6756	393.0422	104.2846	1.5605	105.8451		329,700.43 96	329,700.43 96	21.5768	12.8780	334,077.50 01
Total	278.1334	188.5510	1,646.5449	3.3940	391.3666	7.9567	399.3233	104.2846	7.8416	112.1262	0.0000	408,493.44 69	408,493.44 69	23.4872	14.3147	413,346.40 06

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Mitigated	147.9464	124.0274	1,380.5362	2.9896	391.3666	1.6756	393.0422	104.2846	1.5605	105.8451	329,700.43	329,700.43	21.5768	12.8780	334,077.50	
Unmitigated	147.9464	124.0274	1,380.5362	2.9896	391.3666	1.6756	393.0422	104.2846	1.5605	105.8451	329,700.43	329,700.43	21.5768	12.8780	334,077.50	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	260.40	260.40	260.40	889,826	889,826
Condo/Townhouse	15,854.84	15,854.84	15,854.84	54,178,397	54,178,397
Free-Standing Discount store	13,740.11	13,740.11	13,740.11	25,786,244	25,786,244
General Office Building	1,743.00	1,743.00	1,743.00	5,615,006	5,615,006
Hotel	958.80	958.80	958.80	2,287,861	2,287,861
Office Park	10,818.03	10,818.03	10,818.03	36,550,341	36,550,341
Regional Shopping Center	13,997.46	13,997.46	13,997.46	30,274,319	30,274,319
Research & Development	4,435.20	4,435.20	4,435.20	14,984,981	14,984,981
Retirement Community	120.59	120.59	120.59	412,074	412,074
Single Family Housing	880.44	880.44	880.44	3,008,597	3,008,597
Strip Mall	6,203.13	6,203.13	6,203.13	11,802,042	11,802,042
Total	69,011.99	69,011.99	69,011.99	185,789,689	185,789,689

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Free-Standing Discount store	16.60	8.40	6.90	12.20	68.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Research & Development	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Condo/Townhouse	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Free-Standing Discount store	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
General Office Building	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Hotel	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Office Park	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Regional Shopping Center	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Research & Development	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Retirement Community	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Single Family Housing	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Strip Mall	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356

5.0 Energy Detail

Historical Energy Use: N

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.4750	23,494.4750	0.4503	0.4307	23,634.0909
NaturalGas Unmitigated	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.4750	23,494.4750	0.4503	0.4307	23,634.0909

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	118116	1.2738	10.8852	4.6320	0.0695		0.8801	0.8801		0.8801	0.8801		13,895.9579	13,895.9579	0.2663	0.2548	13,978.5346
Free-Standing Discount store	1418.52	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4339.04	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089
Hotel	16206.7	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28500.5	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2126.37	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Research & Development	15552.7	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1054.78	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7594.9	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	710.948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.4750	23,494.4750	0.4503	0.4307	23,634.0909

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4.083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	118.116	1.2738	10.8852	4.6320	0.0695		0.8801	0.8801		0.8801	0.8801		13,895.9579	13,895.9579	0.2663	0.2548	13,978.5346
Free-Standing Discount store	1.41852	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4.33904	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089
Hotel	16.2067	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28.5005	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2.12637	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15.5527	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1.05478	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7.5949	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Strip Mall	0.710948	7.6700e-003	0.0697	0.0586	4.2000e-004	5.3000e-003	5.3000e-003	5.3000e-003	5.3000e-003	83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		2.1537	18.8090	10.8017	0.1175	1.4880	1.4880	1.4880	1.4880	23,494.4750	23,494.4750	0.4503	0.4307	23,634.0909

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096
Unmitigated	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.0028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	104.9028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hearth	5.0298	42.9818	18.2901	0.2744		3.4751	3.4751		3.4751	3.4751	0.0000	54,870.3529	54,870.3529	1.0517	1.0060	55,196.4200
Landscaping	7.0979	2.7328	236.9169	0.0126		1.3180	1.3180		1.3180	1.3180		428.1793	428.1793	0.4084		438.3896
Total	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.0028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	104.9028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	5.0298	42.9818	18.2901	0.2744		3.4751	3.4751		3.4751	3.4751	0.0000	54,870.3529	54,870.3529	1.0517	1.0060	55,196.4200
Landscaping	7.0979	2.7328	236.9169	0.0126		1.3180	1.3180		1.3180	1.3180		428.1793	428.1793	0.4084		438.3896
Total	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU Cume 2035 Scenario OPS only
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	175.00	1000sqft	4.02	175,000.00	0
Office Park	923.04	1000sqft	21.19	923,041.00	0
Research & Development	273.44	1000sqft	6.28	273,445.00	0
Hotel	120.00	Room	4.00	174,240.00	0
Apartments Low Rise	120.00	Dwelling Unit	7.50	120,000.00	343
Condo/Townhouse	2,612.00	Dwelling Unit	163.25	2,612,000.00	7470
Retirement Community	31.00	Dwelling Unit	6.20	31,000.00	89
Single Family Housing	116.00	Dwelling Unit	37.66	208,800.00	332
Free-Standing Discount store	260.18	1000sqft	5.97	260,181.00	0
Regional Shopping Center	390.01	1000sqft	8.95	390,013.00	0
Strip Mall	130.40	1000sqft	2.99	130,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2035
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Variety Store 260.181 TSF; Low-Rise Residtl 120, DU; SFDs 116 DU; Office Park 923.041 TSF; Shop Ctr 390.013 TSF; Bus. Park 273.445 TSF; Specialty Retail 130.400 TSF; Multi-Fam Residtl 2612 DU; Office 175 TSF; Sr Housing 31 DU; Hotel 120.00 rm
Construction Phase - No construction calcs, OPS Only.

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Vehicle Trips - Trip generation rates per traffic data.

Woodstoves - No woodburning stoves/fireplaces.

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	102.00	108.00
tblFireplaces	NumberGas	2,220.20	2,350.80
tblFireplaces	NumberGas	26.35	27.90
tblFireplaces	NumberGas	98.60	104.40
tblFireplaces	NumberWood	6.00	0.00
tblFireplaces	NumberWood	130.60	0.00
tblFireplaces	NumberWood	1.55	0.00
tblFireplaces	NumberWood	5.80	0.00
tblLandUse	LandUseSquareFeet	923,040.00	923,041.00
tblLandUse	LandUseSquareFeet	273,440.00	273,445.00
tblLandUse	LandUseSquareFeet	260,180.00	260,181.00
tblLandUse	LandUseSquareFeet	390,010.00	390,013.00
tblVehicleTrips	ST_TR	8.14	2.17
tblVehicleTrips	ST_TR	8.14	6.07
tblVehicleTrips	ST_TR	70.76	52.81
tblVehicleTrips	ST_TR	2.21	9.96
tblVehicleTrips	ST_TR	8.19	7.99
tblVehicleTrips	ST_TR	1.64	11.72
tblVehicleTrips	ST_TR	46.12	35.89
tblVehicleTrips	ST_TR	1.90	16.22
tblVehicleTrips	ST_TR	2.03	3.89
tblVehicleTrips	ST_TR	9.54	7.59
tblVehicleTrips	ST_TR	42.04	47.57
tblVehicleTrips	SU_TR	6.28	2.17
tblVehicleTrips	SU_TR	6.28	6.07
tblVehicleTrips	SU_TR	60.21	52.81
tblVehicleTrips	SU_TR	0.70	9.96

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	SU_TR	5.95	7.99
tblVehicleTrips	SU_TR	0.76	11.72
tblVehicleTrips	SU_TR	21.10	35.89
tblVehicleTrips	SU_TR	1.11	16.22
tblVehicleTrips	SU_TR	1.95	3.89
tblVehicleTrips	SU_TR	8.55	7.59
tblVehicleTrips	SU_TR	20.43	47.57
tblVehicleTrips	WD_TR	7.32	2.17
tblVehicleTrips	WD_TR	7.32	6.07
tblVehicleTrips	WD_TR	53.12	52.81
tblVehicleTrips	WD_TR	9.74	9.96
tblVehicleTrips	WD_TR	8.36	7.99
tblVehicleTrips	WD_TR	11.07	11.72
tblVehicleTrips	WD_TR	37.75	35.89
tblVehicleTrips	WD_TR	11.26	16.22
tblVehicleTrips	WD_TR	2.40	3.89
tblVehicleTrips	WD_TR	9.44	7.59
tblVehicleTrips	WD_TR	44.32	47.57
tblWoodstoves	NumberCatalytic	6.00	0.00
tblWoodstoves	NumberCatalytic	130.60	0.00
tblWoodstoves	NumberCatalytic	1.55	0.00
tblWoodstoves	NumberCatalytic	5.80	0.00
tblWoodstoves	NumberNoncatalytic	6.00	0.00
tblWoodstoves	NumberNoncatalytic	130.60	0.00
tblWoodstoves	NumberNoncatalytic	1.55	0.00
tblWoodstoves	NumberNoncatalytic	5.80	0.00

2.0 Emissions Summary

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.532 3	55,298.532 3	1.4601	1.0060	55,634.809 6
Energy	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.475 0	23,494.475 0	0.4503	0.4307	23,634.090 9
Mobile	144.6063	133.7938	1,376.5732	2.8678	391.3666	1.6764	393.0429	104.2846	1.5612	105.8458		316,130.66 60	316,130.66 60	22.1747	13.4109	320,681.46 53
Total	274.7932	198.3174	1,642.5819	3.2722	391.3666	7.9575	399.3240	104.2846	7.8423	112.1269	0.0000	394,923.67 33	394,923.67 33	24.0851	14.8475	399,950.36 58

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.532 3	55,298.532 3	1.4601	1.0060	55,634.809 6
Energy	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.475 0	23,494.475 0	0.4503	0.4307	23,634.090 9
Mobile	144.6063	133.7938	1,376.5732	2.8678	391.3666	1.6764	393.0429	104.2846	1.5612	105.8458		316,130.66 60	316,130.66 60	22.1747	13.4109	320,681.46 53
Total	274.7932	198.3174	1,642.5819	3.2722	391.3666	7.9575	399.3240	104.2846	7.8423	112.1269	0.0000	394,923.67 33	394,923.67 33	24.0851	14.8475	399,950.36 58

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	144.6063	133.7938	1,376.5732	2.8678	391.3666	1.6764	393.0429	104.2846	1.5612	105.8458		316,130.66	316,130.66	22.1747	13.4109	320,681.46
Unmitigated	144.6063	133.7938	1,376.5732	2.8678	391.3666	1.6764	393.0429	104.2846	1.5612	105.8458		316,130.66	316,130.66	22.1747	13.4109	320,681.46

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	260.40	260.40	260.40	889,826	889,826
Condo/Townhouse	15,854.84	15,854.84	15,854.84	54,178,397	54,178,397
Free-Standing Discount store	13,740.11	13,740.11	13,740.11	25,786,244	25,786,244
General Office Building	1,743.00	1,743.00	1,743.00	5,615,006	5,615,006
Hotel	958.80	958.80	958.80	2,287,861	2,287,861
Office Park	10,818.03	10,818.03	10,818.03	36,550,341	36,550,341
Regional Shopping Center	13,997.46	13,997.46	13,997.46	30,274,319	30,274,319
Research & Development	4,435.20	4,435.20	4,435.20	14,984,981	14,984,981
Retirement Community	120.59	120.59	120.59	412,074	412,074
Single Family Housing	880.44	880.44	880.44	3,008,597	3,008,597
Strip Mall	6,203.13	6,203.13	6,203.13	11,802,042	11,802,042
Total	69,011.99	69,011.99	69,011.99	185,789,689	185,789,689

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Free-Standing Discount store	16.60	8.40	6.90	12.20	68.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Research & Development	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Condo/Townhouse	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Free-Standing Discount store	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
General Office Building	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Hotel	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Office Park	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Regional Shopping Center	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Research & Development	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Retirement Community	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Single Family Housing	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356
Strip Mall	0.521751	0.069666	0.195621	0.127727	0.025243	0.007470	0.011807	0.007489	0.000930	0.000550	0.027635	0.000756	0.003356

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.475	23,494.475	0.4503	0.4307	23,634.090
NaturalGas Unmitigated	2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.475	23,494.475	0.4503	0.4307	23,634.090

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	118116	1.2738	10.8852	4.6320	0.0695		0.8801	0.8801		0.8801	0.8801		13,895.9579	13,895.9579	0.2663	0.2548	13,978.5346
Free-Standing Discount store	1418.52	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4339.04	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hotel	16206.7	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28500.5	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2126.37	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15552.7	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1054.78	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7594.9	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	710.948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.4750	23,494.4750	0.4503	0.4307	23,634.0909

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4.083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	118.116	1.2738	10.8852	4.6320	0.0695		0.8801	0.8801		0.8801	0.8801		13,895.9579	13,895.9579	0.2663	0.2548	13,978.5346
Free-Standing Discount store	1.41852	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4.33904	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Hotel	16.2067	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28.5005	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2.12637	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15.5527	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1.05478	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7.5949	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	0.710948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		2.1537	18.8090	10.8017	0.1175		1.4880	1.4880		1.4880	1.4880		23,494.4750	23,494.4750	0.4503	0.4307	23,634.0909

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096
Unmitigated	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.0028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	104.9028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	5.0298	42.9818	18.2901	0.2744		3.4751	3.4751		3.4751	3.4751	0.0000	54,870.3529	54,870.3529	1.0517	1.0060	55,196.4200
Landscaping	7.0979	2.7328	236.9169	0.0126		1.3180	1.3180		1.3180	1.3180		428.1793	428.1793	0.4084		438.3896
Total	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	11.0028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	104.9028					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	5.0298	42.9818	18.2901	0.2744		3.4751	3.4751		3.4751	3.4751	0.0000	54,870.3529	54,870.3529	1.0517	1.0060	55,196.4200
Landscaping	7.0979	2.7328	236.9169	0.0126		1.3180	1.3180		1.3180	1.3180		428.1793	428.1793	0.4084		438.3896
Total	128.0333	45.7145	255.2071	0.2869		4.7931	4.7931		4.7931	4.7931	0.0000	55,298.5323	55,298.5323	1.4601	1.0060	55,634.8096

Agoura Hills GPU Cume 2035 Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU 2010GP No Project Scenario OPS only
Los Angeles-South Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Free-Standing Discount store	260.18	1000sqft	5.97	260,181.00	0
Apartments Low Rise	120.00	Dwelling Unit	7.50	120,000.00	343
Single Family Housing	116.00	Dwelling Unit	37.66	208,800.00	332
Office Park	923.04	1000sqft	21.19	923,041.00	0
Regional Shopping Center	390.01	1000sqft	8.95	390,013.00	0
Research & Development	273.45	1000sqft	6.28	273,445.00	0
Strip Mall	130.40	1000sqft	2.99	130,400.00	0
Condo/Townhouse	262.00	Dwelling Unit	16.38	262,000.00	749
General Office Building	175.00	1000sqft	4.02	175,000.00	0
Retirement Community	31.00	Dwelling Unit	6.20	31,000.00	89
Hotel	120.00	Room	4.00	174,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2010
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Project Characteristics -

Land Use - Variety Store 260.181 TSF; Low-Rise Residtl 120, DU; SFDs 116 DU; Office Park 923.041 TSF; Shop Ctr 390.013 TSF; Bus. Park 273.445 TSF; Specialty Retail 130.400 TSF; Multi-Fam Residtl 262 DU; Office 175 TSF; Sr Housing 31 DU; Hotel 120.00 rm
 Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	ST_TR	8.14	2.17
tblVehicleTrips	ST_TR	8.14	6.07
tblVehicleTrips	ST_TR	70.76	52.81
tblVehicleTrips	ST_TR	2.21	9.96
tblVehicleTrips	ST_TR	8.19	7.99
tblVehicleTrips	ST_TR	1.64	11.72
tblVehicleTrips	ST_TR	46.12	35.89
tblVehicleTrips	ST_TR	1.90	16.22
tblVehicleTrips	ST_TR	2.03	3.89
tblVehicleTrips	ST_TR	9.54	7.59
tblVehicleTrips	ST_TR	42.04	47.57
tblVehicleTrips	SU_TR	6.28	2.17
tblVehicleTrips	SU_TR	6.28	6.07
tblVehicleTrips	SU_TR	60.21	52.81
tblVehicleTrips	SU_TR	0.70	9.96
tblVehicleTrips	SU_TR	5.95	7.99
tblVehicleTrips	SU_TR	0.76	11.72
tblVehicleTrips	SU_TR	21.10	35.89
tblVehicleTrips	SU_TR	1.11	16.22
tblVehicleTrips	SU_TR	1.95	3.89
tblVehicleTrips	SU_TR	8.55	7.59
tblVehicleTrips	SU_TR	20.43	47.57
tblVehicleTrips	WD_TR	7.32	2.17

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	7.32	6.07
tblVehicleTrips	WD_TR	53.12	52.81
tblVehicleTrips	WD_TR	9.74	9.96
tblVehicleTrips	WD_TR	8.36	7.99
tblVehicleTrips	WD_TR	11.07	11.72
tblVehicleTrips	WD_TR	37.75	35.89
tblVehicleTrips	WD_TR	11.26	16.22
tblVehicleTrips	WD_TR	2.40	3.89
tblVehicleTrips	WD_TR	9.44	7.59
tblVehicleTrips	WD_TR	44.32	47.57

2.0 Emissions Summary

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	15.5364	0.2071	9.2008	8.8700e-003		0.5340	0.5340		0.5340	0.5340	56.1899	116.9454	173.1352	0.1786	3.8100e-003	178.7374
Energy	0.1839	1.6454	1.2108	0.0100		0.1271	0.1271		0.1271	0.1271	0.0000	7,370.8684	7,370.8684	0.5034	0.0902	7,410.3197
Mobile	62.3840	111.3151	698.5891	0.6786	51.5392	1.8637	53.4029	13.7587	1.7619	15.5206	0.0000	62,737.1941	62,737.1941	7.9764	4.8192	64,372.7156
Waste						0.0000	0.0000		0.0000	0.0000	629.0994	0.0000	629.0994	37.1787	0.0000	1,558.5672
Water						0.0000	0.0000		0.0000	0.0000	134.8133	1,330.2532	1,465.0665	13.9589	0.3406	1,915.5253
Total	78.1043	113.1676	709.0006	0.6975	51.5392	2.5247	54.0639	13.7587	2.4229	16.1816	820.1027	71,555.2611	72,375.3638	59.7960	5.2537	75,435.8653

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	62.3840	111.3151	698.5891	0.6786	51.5392	1.8637	53.4029	13.7587	1.7619	15.5206	0.0000	62,737.1941	62,737.1941	7.9764	4.8192	64,372.7156
Unmitigated	62.3840	111.3151	698.5891	0.6786	51.5392	1.8637	53.4029	13.7587	1.7619	15.5206	0.0000	62,737.1941	62,737.1941	7.9764	4.8192	64,372.7156

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	260.40	260.40	260.40	889,826	889,826
Condo/Townhouse	1,590.34	1,590.34	1590.34	5,434,433	5,434,433
Free-Standing Discount store	13,740.16	13,740.16	13740.16	25,786,343	25,786,343
General Office Building	1,743.00	1,743.00	1743.00	5,615,006	5,615,006
Hotel	958.80	958.80	958.80	2,287,861	2,287,861
Office Park	10,818.04	10,818.04	10818.04	36,550,381	36,550,381
Regional Shopping Center	13,997.57	13,997.57	13997.57	30,274,552	30,274,552
Research & Development	4,435.28	4,435.28	4435.28	14,985,255	14,985,255
Retirement Community	120.59	120.59	120.59	412,074	412,074
Single Family Housing	880.44	880.44	880.44	3,008,597	3,008,597
Strip Mall	6,203.13	6,203.13	6203.13	11,802,042	11,802,042
Total	54,747.74	54,747.74	54,747.74	137,046,371	137,046,371

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Free-Standing Discount store	16.60	8.40	6.90	12.20	68.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Research & Development	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Condo/Townhouse	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Free-Standing Discount store	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
General Office Building	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Hotel	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Office Park	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Regional Shopping Center	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Research & Development	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Retirement Community	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Single Family Housing	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174
Strip Mall	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.005174

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5,550.9585	5,550.9585	0.4685	0.0568	5,579.5949
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5,550.9585	5,550.9585	0.4685	0.0568	5,579.5949
NaturalGas Mitigated	0.1839	1.6454	1.2108	0.0100		0.1271	0.1271		0.1271	0.1271	0.0000	1,819.9100	1,819.9100	0.0349	0.0334	1,830.7248
NaturalGas Unmitigated	0.1839	1.6454	1.2108	0.0100		0.1271	0.1271		0.1271	0.1271	0.0000	1,819.9100	1,819.9100	0.0349	0.0334	1,830.7248

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.4903e+06	8.0400e-003	0.0687	0.0292	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5279	79.5279	1.5200e-003	1.4600e-003	80.0005
Condo/Townhouse	4.32443e+006	0.0233	0.1993	0.0848	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	230.7678	230.7678	4.4200e-003	4.2300e-003	232.1391
Free-Standing Discount store	517760	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.6297	27.6297	5.3000e-004	5.1000e-004	27.7938
General Office Building	1.58375e+006	8.5400e-003	0.0776	0.0652	4.7000e-004		5.9000e-003	5.9000e-003		5.9000e-003	5.9000e-003	0.0000	84.5149	84.5149	1.6200e-003	1.5500e-003	85.0172
Hotel	5.91545e+006	0.0319	0.2900	0.2436	1.7400e-003		0.0220	0.0220		0.0220	0.0220	0.0000	315.6708	315.6708	6.0500e-003	5.7900e-003	317.5467
Office Park	1.04027e+007	0.0561	0.5099	0.4284	3.0600e-003		0.0388	0.0388		0.0388	0.0388	0.0000	555.1262	555.1262	0.0106	0.0102	558.4250
Regional Shopping Center	776126	4.1800e-003	0.0381	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4170	41.4170	7.9000e-004	7.6000e-004	41.6632
Research & Development	5.67672e+006	0.0306	0.2783	0.2338	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9313	302.9313	5.8100e-003	5.5500e-003	304.7315
Retirement Community	384993	2.0800e-003	0.0177	7.5500e-003	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5447	20.5447	3.9000e-004	3.8000e-004	20.6668
Single Family Housing	2.77214e+006	0.0150	0.1277	0.0544	8.2000e-004		0.0103	0.0103		0.0103	0.0103	0.0000	147.9319	147.9319	2.8400e-003	2.7100e-003	148.8110
Strip Mall	259496	1.4000e-003	0.0127	0.0107	8.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	13.8477	13.8477	2.7000e-004	2.5000e-004	13.9300
Total		0.1839	1.6454	1.2108	0.0100		0.1271	0.1271		0.1271	0.1271	0.0000	1,819.9100	1,819.9100	0.0349	0.0334	1,830.7248

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.4903e+06	8.0400e-003	0.0687	0.0292	4.4000e-004		5.5500e-003	5.5500e-003		5.5500e-003	5.5500e-003	0.0000	79.5279	79.5279	1.5200e-003	1.4600e-003	80.0005
Condo/Townhouse	4.32443e+006	0.0233	0.1993	0.0848	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	230.7678	230.7678	4.4200e-003	4.2300e-003	232.1391
Free-Standing Discount store	517760	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.6297	27.6297	5.3000e-004	5.1000e-004	27.7938
General Office Building	1.58375e+006	8.5400e-003	0.0776	0.0652	4.7000e-004		5.9000e-003	5.9000e-003		5.9000e-003	5.9000e-003	0.0000	84.5149	84.5149	1.6200e-003	1.5500e-003	85.0172
Hotel	5.91545e+006	0.0319	0.2900	0.2436	1.7400e-003		0.0220	0.0220		0.0220	0.0220	0.0000	315.6708	315.6708	6.0500e-003	5.7900e-003	317.5467
Office Park	1.04027e+007	0.0561	0.5099	0.4284	3.0600e-003		0.0388	0.0388		0.0388	0.0388	0.0000	555.1262	555.1262	0.0106	0.0102	558.4250
Regional Shopping Center	776126	4.1800e-003	0.0381	0.0320	2.3000e-004		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.4170	41.4170	7.9000e-004	7.6000e-004	41.6632
Research & Development	5.67672e+006	0.0306	0.2783	0.2338	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9313	302.9313	5.8100e-003	5.5500e-003	304.7315
Retirement Community	384993	2.0800e-003	0.0177	7.5500e-003	1.1000e-004		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	20.5447	20.5447	3.9000e-004	3.8000e-004	20.6668
Single Family Housing	2.77214e+006	0.0150	0.1277	0.0544	8.2000e-004		0.0103	0.0103		0.0103	0.0103	0.0000	147.9319	147.9319	2.8400e-003	2.7100e-003	148.8110
Strip Mall	259496	1.4000e-003	0.0127	0.0107	8.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	13.8477	13.8477	2.7000e-004	2.5000e-004	13.9300
Total		0.1839	1.6454	1.2108	0.0100		0.1271	0.1271		0.1271	0.1271	0.0000	1,819.9100	1,819.9100	0.0349	0.0334	1,830.7248

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	482498	85.5689	7.2200e-003	8.8000e-004	86.0104
Condo/Townhouse	1.26607e+006	224.5315	0.0190	2.3000e-003	225.6898
Free-Standing Discount store	2.89581e+006	513.5598	0.0434	5.2500e-003	516.2092
General Office Building	2.36075e+006	418.6685	0.0353	4.2800e-003	420.8283
Hotel	1.5246e+006	270.3810	0.0228	2.7700e-003	271.7759
Office Park	1.36795e+007	2,425.9926	0.2048	0.0248	2,438.5079
Regional Shopping Center	4.34084e+006	769.8295	0.0650	7.8800e-003	773.8009
Research & Development	2.26139e+006	401.0475	0.0339	4.1000e-003	403.1164
Retirement Community	130558	23.1539	1.9500e-003	2.4000e-004	23.2734
Single Family Housing	906898	160.8344	0.0136	1.6500e-003	161.6641
Strip Mall	1.45135e+006	257.3908	0.0217	2.6300e-003	258.7187
Total		5,550.9585	0.4685	0.0568	5,579.5950

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	482498	85.5689	7.2200e-003	8.8000e-004	86.0104
Condo/Townhouse	1.26607e+006	224.5315	0.0190	2.3000e-003	225.6898
Free-Standing Discount store	2.89581e+006	513.5598	0.0434	5.2500e-003	516.2092
General Office Building	2.36075e+006	418.6685	0.0353	4.2800e-003	420.8283
Hotel	1.5246e+006	270.3810	0.0228	2.7700e-003	271.7759
Office Park	1.36795e+007	2,425.9926	0.2048	0.0248	2,438.5079
Regional Shopping Center	4.34084e+006	769.8295	0.0650	7.8800e-003	773.8009
Research & Development	2.26139e+006	401.0475	0.0339	4.1000e-003	403.1164
Retirement Community	130558	23.1539	1.9500e-003	2.4000e-004	23.2734
Single Family Housing	906898	160.8344	0.0136	1.6500e-003	161.6641
Strip Mall	1.45135e+006	257.3908	0.0217	2.6300e-003	258.7187
Total		5,550.9585	0.4685	0.0568	5,579.5950

6.0 Area Detail

6.1 Mitigation Measures Area

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	15.5364	0.2071	9.2008	8.8700e-003		0.5340	0.5340		0.5340	0.5340	56.1899	116.9454	173.1352	0.1786	3.8100e-003	178.7374
Unmitigated	15.5364	0.2071	9.2008	8.8700e-003		0.5340	0.5340		0.5340	0.5340	56.1899	116.9454	173.1352	0.1786	3.8100e-003	178.7374

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.9388					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.6530					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.7327	0.1372	3.3628	8.5800e-003		0.5051	0.5051		0.5051	0.5051	56.1899	107.9777	164.1676	0.1676	3.8100e-003	169.4933
Landscaping	0.2118	0.0699	5.8380	2.9000e-004		0.0288	0.0288		0.0288	0.0288	0.0000	8.9677	8.9677	0.0111	0.0000	9.2441
Total	15.5364	0.2071	9.2008	8.8700e-003		0.5340	0.5340		0.5340	0.5340	56.1899	116.9453	173.1352	0.1786	3.8100e-003	178.7374

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.9388					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.6530					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.7327	0.1372	3.3628	8.5800e-003		0.5051	0.5051		0.5051	0.5051	56.1899	107.9777	164.1676	0.1676	3.8100e-003	169.4933
Landscaping	0.2118	0.0699	5.8380	2.9000e-004		0.0288	0.0288		0.0288	0.0288	0.0000	8.9677	8.9677	0.0111	0.0000	9.2441
Total	15.5364	0.2071	9.2008	8.8700e-003		0.5340	0.5340		0.5340	0.5340	56.1899	116.9453	173.1352	0.1786	3.8100e-003	178.7374

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1,465.0665	13.9589	0.3406	1,915.5253
Unmitigated	1,465.0665	13.9589	0.3406	1,915.5253

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Unmitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	7.81848 / 4.92904	30.2468	0.2571	6.3000e-003	38.5518
Condo/Townhouse	17.0704 / 10.7617	66.0387	0.5614	0.0138	84.1714
Free-Standing Discount store	19.2722 / 11.812	73.8911	0.6337	0.0155	94.3591
General Office Building	31.1034 / 19.0634	119.2529	1.0227	0.0251	152.2863
Hotel	3.04401 / 0.338224	8.6614	0.0998	2.4200e-003	11.8788
Office Park	164.055 / 100.55	629.0012	5.3944	0.1321	803.2362
Regional Shopping Center	28.889 / 17.7062	110.7628	0.9499	0.0233	141.4444
Research & Development	134.449 / 0	353.1258	4.4072	0.1066	495.0795
Retirement Community	2.01977 / 1.27334	7.8137	0.0664	1.6300e-003	9.9592
Single Family Housing	7.55787 / 4.76474	29.2385	0.2485	6.0900e-003	37.2667
Strip Mall	9.65906 / 5.92007	37.0336	0.3176	7.7800e-003	47.2920
Total		1,465.0665	13.9589	0.3406	1,915.5253

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	7.81848 / 4.92904	30.2468	0.2571	6.3000e-003	38.5518
Condo/Townhouse	17.0704 / 10.7617	66.0387	0.5614	0.0138	84.1714
Free-Standing Discount store	19.2722 / 11.812	73.8911	0.6337	0.0155	94.3591
General Office Building	31.1034 / 19.0634	119.2529	1.0227	0.0251	152.2863
Hotel	3.04401 / 0.338224	8.6614	0.0998	2.4200e-003	11.8788
Office Park	164.055 / 100.55	629.0012	5.3944	0.1321	803.2362
Regional Shopping Center	28.889 / 17.7062	110.7628	0.9499	0.0233	141.4444
Research & Development	134.449 / 0	353.1258	4.4072	0.1066	495.0795
Retirement Community	2.01977 / 1.27334	7.8137	0.0664	1.6300e-003	9.9592
Single Family Housing	7.55787 / 4.76474	29.2385	0.2485	6.0900e-003	37.2667
Strip Mall	9.65906 / 5.92007	37.0336	0.3176	7.7800e-003	47.2920
Total		1,465.0665	13.9589	0.3406	1,915.5253

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	629.0994	37.1787	0.0000	1,558.5672
Unmitigated	629.0994	37.1787	0.0000	1,558.5672

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	55.2	11.2051	0.6622	0.0000	27.7602
Condo/Townhouse	120.52	24.4645	1.4458	0.0000	60.6097
Free-Standing Discount store	1118.96	227.1388	13.4235	0.0000	562.7267
General Office Building	162.75	33.0368	1.9524	0.0000	81.8472
Hotel	65.7	13.3365	0.7882	0.0000	33.0406
Office Park	858.43	174.2535	10.2981	0.0000	431.7058
Regional Shopping Center	409.51	83.1268	4.9127	0.0000	205.9432
Research & Development	20.78	4.2182	0.2493	0.0000	10.4503
Retirement Community	14.26	2.8947	0.1711	0.0000	7.1714
Single Family Housing	136.12	27.6311	1.6330	0.0000	68.4550
Strip Mall	136.92	27.7935	1.6426	0.0000	68.8573
Total		629.0994	37.1787	0.0000	1,558.5672

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	55.2	11.2051	0.6622	0.0000	27.7602
Condo/Townhouse	120.52	24.4645	1.4458	0.0000	60.6097
Free-Standing Discount store	1118.96	227.1388	13.4235	0.0000	562.7267
General Office Building	162.75	33.0368	1.9524	0.0000	81.8472
Hotel	65.7	13.3365	0.7882	0.0000	33.0406
Office Park	858.43	174.2535	10.2981	0.0000	431.7058
Regional Shopping Center	409.51	83.1268	4.9127	0.0000	205.9432
Research & Development	20.78	4.2182	0.2493	0.0000	10.4503
Retirement Community	14.26	2.8947	0.1711	0.0000	7.1714
Single Family Housing	136.12	27.6311	1.6330	0.0000	68.4550
Strip Mall	136.92	27.7935	1.6426	0.0000	68.8573
Total		629.0994	37.1787	0.0000	1,558.5672

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU 2010GP No Project Scenario OPS only
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Free-Standing Discount store	260.18	1000sqft	5.97	260,181.00	0
Apartments Low Rise	120.00	Dwelling Unit	7.50	120,000.00	343
Single Family Housing	116.00	Dwelling Unit	37.66	208,800.00	332
Office Park	923.04	1000sqft	21.19	923,041.00	0
Regional Shopping Center	390.01	1000sqft	8.95	390,013.00	0
Research & Development	273.45	1000sqft	6.28	273,445.00	0
Strip Mall	130.40	1000sqft	2.99	130,400.00	0
Condo/Townhouse	262.00	Dwelling Unit	16.38	262,000.00	749
General Office Building	175.00	1000sqft	4.02	175,000.00	0
Retirement Community	31.00	Dwelling Unit	6.20	31,000.00	89
Hotel	120.00	Room	4.00	174,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2010
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - Variety Store 260.181 TSF; Low-Rise Residtl 120, DU; SFDs 116 DU; Office Park 923.041 TSF; Shop Ctr 390.013 TSF; Bus. Park 273.445 TSF; Specialty Retail 130.400 TSF; Multi-Fam Residtl 262 DU; Office 175 TSF; Sr Housing 31 DU; Hotel 120.00 rm
 Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	ST_TR	8.14	2.17
tblVehicleTrips	ST_TR	8.14	6.07
tblVehicleTrips	ST_TR	70.76	52.81
tblVehicleTrips	ST_TR	2.21	9.96
tblVehicleTrips	ST_TR	8.19	7.99
tblVehicleTrips	ST_TR	1.64	11.72
tblVehicleTrips	ST_TR	46.12	35.89
tblVehicleTrips	ST_TR	1.90	16.22
tblVehicleTrips	ST_TR	2.03	3.89
tblVehicleTrips	ST_TR	9.54	7.59
tblVehicleTrips	ST_TR	42.04	47.57
tblVehicleTrips	SU_TR	6.28	2.17
tblVehicleTrips	SU_TR	6.28	6.07
tblVehicleTrips	SU_TR	60.21	52.81
tblVehicleTrips	SU_TR	0.70	9.96
tblVehicleTrips	SU_TR	5.95	7.99
tblVehicleTrips	SU_TR	0.76	11.72
tblVehicleTrips	SU_TR	21.10	35.89
tblVehicleTrips	SU_TR	1.11	16.22
tblVehicleTrips	SU_TR	1.95	3.89
tblVehicleTrips	SU_TR	8.55	7.59
tblVehicleTrips	SU_TR	20.43	47.57
tblVehicleTrips	WD_TR	7.32	2.17
tblVehicleTrips	WD_TR	7.32	6.07

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	53.12	52.81
tblVehicleTrips	WD_TR	9.74	9.96
tblVehicleTrips	WD_TR	8.36	7.99
tblVehicleTrips	WD_TR	11.07	11.72
tblVehicleTrips	WD_TR	37.75	35.89
tblVehicleTrips	WD_TR	11.26	16.22
tblVehicleTrips	WD_TR	2.40	3.89
tblVehicleTrips	WD_TR	9.44	7.59
tblVehicleTrips	WD_TR	44.32	47.57

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677
Energy	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911
Mobile	353.7728	556.4972	3,962.4531	3.8611	288.8080	10.2406	299.0486	76.9779	9.6811	86.6590		393,424.4792	393,424.4792	46.9187	27.2376	402,714.2524
Total	569.5677	577.0481	4,284.8154	4.6047	288.8080	51.5769	340.3849	76.9779	51.0173	127.9952	4,955.0998	414,017.9296	418,973.0294	62.0039	27.7755	428,800.2113

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677
Energy	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911
Mobile	353.7728	556.4972	3,962.4531	3.8611	288.8080	10.2406	299.0486	76.9779	9.6811	86.6590		393,424.4792	393,424.4792	46.9187	27.2376	402,714.2524
Total	569.5677	577.0481	4,284.8154	4.6047	288.8080	51.5769	340.3849	76.9779	51.0173	127.9952	4,955.0998	414,017.9296	418,973.0294	62.0039	27.7755	428,800.2113

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Mitigated	353.7728	556.4972	3,962.4531	3.8611	288.8080	10.2406	299.0486	76.9779	9.6811	86.6590			393,424.479	393,424.47	46.9187	27.2376	402,714.25
Unmitigated	353.7728	556.4972	3,962.4531	3.8611	288.8080	10.2406	299.0486	76.9779	9.6811	86.6590			393,424.479	393,424.47	46.9187	27.2376	402,714.25

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	260.40	260.40	260.40	889,826	889,826
Condo/Townhouse	1,590.34	1,590.34	1590.34	5,434,433	5,434,433
Free-Standing Discount store	13,740.16	13,740.16	13740.16	25,786,343	25,786,343
General Office Building	1,743.00	1,743.00	1743.00	5,615,006	5,615,006
Hotel	958.80	958.80	958.80	2,287,861	2,287,861
Office Park	10,818.04	10,818.04	10818.04	36,550,381	36,550,381
Regional Shopping Center	13,997.57	13,997.57	13997.57	30,274,552	30,274,552
Research & Development	4,435.28	4,435.28	4435.28	14,985,255	14,985,255
Retirement Community	120.59	120.59	120.59	412,074	412,074
Single Family Housing	880.44	880.44	880.44	3,008,597	3,008,597
Strip Mall	6,203.13	6,203.13	6203.13	11,802,042	11,802,042
Total	54,747.74	54,747.74	54,747.74	137,046,371	137,046,371

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Free-Standing Discount store	16.60	8.40	6.90	12.20	68.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Research & Development	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Condo/Townhouse	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Free-Standing Discount store	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
General Office Building	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Hotel	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Office Park	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Regional Shopping Center	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Research & Development	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Retirement Community	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Single Family Housing	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Strip Mall	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911
NaturalGas Unmitigated	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	11847.7	0.1278	1.0919	0.4646	6.9700e-003		0.0883	0.0883		0.0883	0.0883		1,393.8518	1,393.8518	0.0267	0.0256	1,402.1348
Free-Standing Discount store	1418.52	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4339.04	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089
Hotel	16206.7	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28500.5	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2126.37	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15552.7	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1054.78	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7594.9	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	710.948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4.083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	11.8477	0.1278	1.0919	0.4646	6.9700e-003		0.0883	0.0883		0.0883	0.0883		1,393.8518	1,393.8518	0.0267	0.0256	1,402.1348
Free-Standing Discount store	1.41852	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4.33904	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089
Hotel	16.2067	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28.5005	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2.12637	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15.5527	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1.05478	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7.5949	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	0.710948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911

6.0 Area Detail

6.1 Mitigation Measures Area

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677
Unmitigated	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	16.1030					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	58.3728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	138.6170	10.9759	269.0239	0.6863		40.4094	40.4094		40.4094	40.4094	4,955.0998	9,522.0000	14,477.0998	14.7771	0.3363	14,946.7489
Landscaping	1.6945	0.5593	46.7040	2.3200e-003		0.2306	0.2306		0.2306	0.2306		79.0814	79.0814	0.0975		81.5188
Total	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	16.1030					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	58.3728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	138.6170	10.9759	269.0239	0.6863		40.4094	40.4094		40.4094	40.4094	4,955.0998	9,522.0000	14,477.0998	14.7771	0.3363	14,946.7489
Landscaping	1.6945	0.5593	46.7040	2.3200e-003		0.2306	0.2306		0.2306	0.2306		79.0814	79.0814	0.0975		81.5188
Total	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU 2010GP No Project Scenario OPS only
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Free-Standing Discount store	260.18	1000sqft	5.97	260,181.00	0
Apartments Low Rise	120.00	Dwelling Unit	7.50	120,000.00	343
Single Family Housing	116.00	Dwelling Unit	37.66	208,800.00	332
Office Park	923.04	1000sqft	21.19	923,041.00	0
Regional Shopping Center	390.01	1000sqft	8.95	390,013.00	0
Research & Development	273.45	1000sqft	6.28	273,445.00	0
Strip Mall	130.40	1000sqft	2.99	130,400.00	0
Condo/Townhouse	262.00	Dwelling Unit	16.38	262,000.00	749
General Office Building	175.00	1000sqft	4.02	175,000.00	0
Retirement Community	31.00	Dwelling Unit	6.20	31,000.00	89
Hotel	120.00	Room	4.00	174,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2010
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Project Characteristics -

Land Use - Variety Store 260.181 TSF; Low-Rise Residtl 120, DU; SFDs 116 DU; Office Park 923.041 TSF; Shop Ctr 390.013 TSF; Bus. Park 273.445 TSF; Specialty Retail 130.400 TSF; Multi-Fam Residtl 262 DU; Office 175 TSF; Sr Housing 31 DU; Hotel 120.00 rm

Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	ST_TR	8.14	2.17
tblVehicleTrips	ST_TR	8.14	6.07
tblVehicleTrips	ST_TR	70.76	52.81
tblVehicleTrips	ST_TR	2.21	9.96
tblVehicleTrips	ST_TR	8.19	7.99
tblVehicleTrips	ST_TR	1.64	11.72
tblVehicleTrips	ST_TR	46.12	35.89
tblVehicleTrips	ST_TR	1.90	16.22
tblVehicleTrips	ST_TR	2.03	3.89
tblVehicleTrips	ST_TR	9.54	7.59
tblVehicleTrips	ST_TR	42.04	47.57
tblVehicleTrips	SU_TR	6.28	2.17
tblVehicleTrips	SU_TR	6.28	6.07
tblVehicleTrips	SU_TR	60.21	52.81
tblVehicleTrips	SU_TR	0.70	9.96
tblVehicleTrips	SU_TR	5.95	7.99
tblVehicleTrips	SU_TR	0.76	11.72
tblVehicleTrips	SU_TR	21.10	35.89
tblVehicleTrips	SU_TR	1.11	16.22
tblVehicleTrips	SU_TR	1.95	3.89
tblVehicleTrips	SU_TR	8.55	7.59
tblVehicleTrips	SU_TR	20.43	47.57
tblVehicleTrips	WD_TR	7.32	2.17

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	7.32	6.07
tblVehicleTrips	WD_TR	53.12	52.81
tblVehicleTrips	WD_TR	9.74	9.96
tblVehicleTrips	WD_TR	8.36	7.99
tblVehicleTrips	WD_TR	11.07	11.72
tblVehicleTrips	WD_TR	37.75	35.89
tblVehicleTrips	WD_TR	11.26	16.22
tblVehicleTrips	WD_TR	2.40	3.89
tblVehicleTrips	WD_TR	9.44	7.59
tblVehicleTrips	WD_TR	44.32	47.57

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677
Energy	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911
Mobile	353.8286	600.2297	3,780.4338	3.6854	288.8080	10.2686	299.0766	76.9779	9.7078	86.6857		375,612.9845	375,612.9845	48.5676	28.8784	385,432.9372
Total	569.6235	620.7806	4,102.7960	4.4290	288.8080	51.6048	340.4128	76.9779	51.0440	128.0220	4,955.0998	396,206.4349	401,161.5348	63.6529	29.4162	411,518.8961

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677
Energy	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911
Mobile	353.8286	600.2297	3,780.4338	3.6854	288.8080	10.2686	299.0766	76.9779	9.7078	86.6857		375,612.9845	375,612.9845	48.5676	28.8784	385,432.9372
Total	569.6235	620.7806	4,102.7960	4.4290	288.8080	51.6048	340.4128	76.9779	51.0440	128.0220	4,955.0998	396,206.4349	401,161.5348	63.6529	29.4162	411,518.8961

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	353.8286	600.2297	3,780.4338	3.6854	288.8080	10.2686	299.0766	76.9779	9.7078	86.6857		375,612.984	375,612.98	48.5676	28.8784	385,432.93
Unmitigated	353.8286	600.2297	3,780.4338	3.6854	288.8080	10.2686	299.0766	76.9779	9.7078	86.6857		375,612.984	375,612.98	48.5676	28.8784	385,432.93

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	260.40	260.40	260.40	889,826	889,826
Condo/Townhouse	1,590.34	1,590.34	1,590.34	5,434,433	5,434,433
Free-Standing Discount store	13,740.16	13,740.16	13,740.16	25,786,343	25,786,343
General Office Building	1,743.00	1,743.00	1,743.00	5,615,006	5,615,006
Hotel	958.80	958.80	958.80	2,287,861	2,287,861
Office Park	10,818.04	10,818.04	10,818.04	36,550,381	36,550,381
Regional Shopping Center	13,997.57	13,997.57	13,997.57	30,274,552	30,274,552
Research & Development	4,435.28	4,435.28	4,435.28	14,985,255	14,985,255
Retirement Community	120.59	120.59	120.59	412,074	412,074
Single Family Housing	880.44	880.44	880.44	3,008,597	3,008,597
Strip Mall	6,203.13	6,203.13	6,203.13	11,802,042	11,802,042
Total	54,747.74	54,747.74	54,747.74	137,046,371	137,046,371

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Free-Standing Discount store	16.60	8.40	6.90	12.20	68.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Research & Development	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Condo/Townhouse	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Free-Standing Discount store	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
General Office Building	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Hotel	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Office Park	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Regional Shopping Center	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Research & Development	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Retirement Community	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Single Family Housing	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517
Strip Mall	0.553566	0.060440	0.176229	0.135375	0.024357	0.005055	0.011299	0.006849	0.001325	0.000770	0.018878	0.000684	0.00517

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911
NaturalGas Unmitigated	1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	11847.7	0.1278	1.0919	0.4646	6.9700e-003		0.0883	0.0883		0.0883	0.0883		1,393.8518	1,393.8518	0.0267	0.0256	1,402.1348
Free-Standing Discount store	1418.52	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4339.04	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089
Hotel	16206.7	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28500.5	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2126.37	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15552.7	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1054.78	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7594.9	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	710.948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4.083	0.0440	0.3763	0.1601	2.4000e-003		0.0304	0.0304		0.0304	0.0304		480.3535	480.3535	9.2100e-003	8.8100e-003	483.2080
Condo/Townhouse	11.8477	0.1278	1.0919	0.4646	6.9700e-003		0.0883	0.0883		0.0883	0.0883		1,393.8518	1,393.8518	0.0267	0.0256	1,402.1348
Free-Standing Discount store	1.41852	0.0153	0.1391	0.1168	8.3000e-004		0.0106	0.0106		0.0106	0.0106		166.8848	166.8848	3.2000e-003	3.0600e-003	167.8765
General Office Building	4.33904	0.0468	0.4254	0.3573	2.5500e-003		0.0323	0.0323		0.0323	0.0323		510.4754	510.4754	9.7800e-003	9.3600e-003	513.5089
Hotel	16.2067	0.1748	1.5889	1.3347	9.5300e-003		0.1208	0.1208		0.1208	0.1208		1,906.6714	1,906.6714	0.0365	0.0350	1,918.0018
Office Park	28.5005	0.3074	2.7942	2.3471	0.0168		0.2124	0.2124		0.2124	0.2124		3,352.9966	3,352.9966	0.0643	0.0615	3,372.9218
Regional Shopping Center	2.12637	0.0229	0.2085	0.1751	1.2500e-003		0.0158	0.0158		0.0158	0.0158		250.1614	250.1614	4.7900e-003	4.5900e-003	251.6480
Research & Development	15.5527	0.1677	1.5248	1.2808	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.7238	1,829.7238	0.0351	0.0335	1,840.5970
Retirement Community	1.05478	0.0114	0.0972	0.0414	6.2000e-004		7.8600e-003	7.8600e-003		7.8600e-003	7.8600e-003		124.0913	124.0913	2.3800e-003	2.2800e-003	124.8287
Single Family Housing	7.5949	0.0819	0.6999	0.2978	4.4700e-003		0.0566	0.0566		0.0566	0.0566		893.5178	893.5178	0.0171	0.0164	898.8275
Strip Mall	0.710948	7.6700e-003	0.0697	0.0586	4.2000e-004		5.3000e-003	5.3000e-003		5.3000e-003	5.3000e-003		83.6409	83.6409	1.6000e-003	1.5300e-003	84.1380
Total		1.0076	9.0157	6.6343	0.0550		0.6962	0.6962		0.6962	0.6962		10,992.3690	10,992.3690	0.2107	0.2015	11,057.6911

6.0 Area Detail

6.1 Mitigation Measures Area

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677
Unmitigated	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	16.1030					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	58.3728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	138.6170	10.9759	269.0239	0.6863		40.4094	40.4094		40.4094	40.4094	4,955.0998	9,522.0000	14,477.0998	14.7771	0.3363	14,946.7489
Landscaping	1.6945	0.5593	46.7040	2.3200e-003		0.2306	0.2306		0.2306	0.2306		79.0814	79.0814	0.0975		81.5188
Total	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	16.1030					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	58.3728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	138.6170	10.9759	269.0239	0.6863		40.4094	40.4094		40.4094	40.4094	4,955.0998	9,522.0000	14,477.0998	14.7771	0.3363	14,946.7489
Landscaping	1.6945	0.5593	46.7040	2.3200e-003		0.2306	0.2306		0.2306	0.2306		79.0814	79.0814	0.0975		81.5188
Total	214.7873	11.5351	315.7279	0.6886		40.6401	40.6401		40.6401	40.6401	4,955.0998	9,601.0814	14,556.1813	14.8746	0.3363	15,028.2677

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Agoura Hills GPU 2010GP No Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Agoura Hills GPU 2029 Project Scenario OPS only

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2,350.00	Dwelling Unit	146.88	2,350,000.00	6721

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2029
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Multi-family housing (low-rise) 2,350 DU

Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Woodstoves - No woodburning stoves or fireplaces.

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	1,997.50	2,115.00
tblFireplaces	NumberWood	117.50	0.00
tblVehicleTrips	ST_TR	8.14	6.09
tblVehicleTrips	SU_TR	6.28	6.09
tblVehicleTrips	WD_TR	7.32	6.09

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblWoodstoves	NumberCatalytic	117.50	0.00
tblWoodstoves	NumberNoncatalytic	117.50	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	10.0052	0.7174	24.3984	4.0800e-003		0.1698	0.1698		0.1698	0.1698	0.0000	547.4771	547.4771	0.0476	9.3100e-003	551.4430
Energy	0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	4,083.7914	4,083.7914	0.2097	0.0586	4,106.4810
Mobile	6.7348	7.0763	68.4622	0.1517	18.3731	0.1021	18.4752	4.9027	0.0949	4.9976	0.0000	14,756.1535	14,756.1535	0.9786	0.6069	14,961.4750
Waste						0.0000	0.0000		0.0000	0.0000	219.4332	0.0000	219.4332	12.9681	0.0000	543.6365
Water						0.0000	0.0000		0.0000	0.0000	48.5754	543.7569	592.3322	5.0351	0.1234	754.9721
Total	16.9492	9.5811	93.6211	0.1671	18.3731	0.4164	18.7895	4.9027	0.4092	5.3119	268.0086	19,931.1788	20,199.1874	19.2391	0.7981	20,918.0076

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	6.7348	7.0763	68.4622	0.1517	18.3731	0.1021	18.4752	4.9027	0.0949	4.9976	0.0000	14,756.1535	14,756.1535	0.9786	0.6069	14,961.4750
Unmitigated	6.7348	7.0763	68.4622	0.1517	18.3731	0.1021	18.4752	4.9027	0.0949	4.9976	0.0000	14,756.1535	14,756.1535	0.9786	0.6069	14,961.4750

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	14,306.33	14,306.33	14,306.33	48,886,903	48,886,903
Total	14,306.33	14,306.33	14,306.33	48,886,903	48,886,903

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.531474	0.067154	0.192702	0.126421	0.024086	0.006875	0.011564	0.007937	0.000940	0.000574	0.026268	0.000718	0.003288

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,013.9275	2,013.9275	0.1700	0.0206	2,024.3170
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,013.9275	2,013.9275	0.1700	0.0206	2,024.3170
NaturalGas Mitigated	0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	2,069.8639	2,069.8639	0.0397	0.0380	2,082.1640
NaturalGas Unmitigated	0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	2,069.8639	2,069.8639	0.0397	0.0380	2,082.1640

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	3.87878e+007	0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	2,069.8639	2,069.8639	0.0397	0.0380	2,082.1640
Total		0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	2,069.8639	2,069.8639	0.0397	0.0380	2,082.1640

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	3.87878e+007	0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	2,069.8639	2,069.8639	0.0397	0.0380	2,082.1640
Total		0.2092	1.7873	0.7605	0.0114		0.1445	0.1445		0.1445	0.1445	0.0000	2,069.8639	2,069.8639	0.0397	0.0380	2,082.1640

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	1.1356e+07	2,013.9275	0.1700	0.0206	2,024.3170
Total		2,013.9275	0.1700	0.0206	2,024.3170

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	1.1356e+07	2,013.9275	0.1700	0.0206	2,024.3170
Total		2,013.9275	0.1700	0.0206	2,024.3170

6.0 Area Detail

6.1 Mitigation Measures Area

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	10.0052	0.7174	24.3984	4.0800e-003		0.1698	0.1698		0.1698	0.1698	0.0000	547.4771	547.4771	0.0476	9.3100e-003	551.4430
Unmitigated	10.0052	0.7174	24.3984	4.0800e-003		0.1698	0.1698		0.1698	0.1698	0.0000	547.4771	547.4771	0.0476	9.3100e-003	551.4430

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.7352					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.4917					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0513	0.4386	0.1866	2.8000e-003		0.0355	0.0355		0.0355	0.0355	0.0000	507.8900	507.8900	9.7300e-003	9.3100e-003	510.9082
Landscaping	0.7270	0.2789	24.2118	1.2800e-003		0.1343	0.1343		0.1343	0.1343	0.0000	39.5870	39.5870	0.0379	0.0000	40.5348
Total	10.0052	0.7174	24.3984	4.0800e-003		0.1698	0.1698		0.1698	0.1698	0.0000	547.4771	547.4771	0.0476	9.3100e-003	551.4430

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.7352					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.4917					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0513	0.4386	0.1866	2.8000e-003		0.0355	0.0355		0.0355	0.0355	0.0000	507.8900	507.8900	9.7300e-003	9.3100e-003	510.9082	
Landscaping	0.7270	0.2789	24.2118	1.2800e-003		0.1343	0.1343		0.1343	0.1343	0.0000	39.5870	39.5870	0.0379	0.0000	40.5348	
Total	10.0052	0.7174	24.3984	4.0800e-003		0.1698	0.1698		0.1698	0.1698	0.0000	547.4771	547.4771	0.0476	9.3100e-003	551.4430	

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	592.3322	5.0351	0.1234	754.9721
Unmitigated	592.3322	5.0351	0.1234	754.9721

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Unmitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	153.112 / 96.5271	592.3322	5.0351	0.1234	754.9721
Total		592.3322	5.0351	0.1234	754.9721

Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	153.112 / 96.5271	592.3322	5.0351	0.1234	754.9721
Total		592.3322	5.0351	0.1234	754.9721

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	219.4332	12.9681	0.0000	543.6365
Unmitigated	219.4332	12.9681	0.0000	543.6365

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	1081	219.4332	12.9681	0.0000	543.6365
Total		219.4332	12.9681	0.0000	543.6365

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	1081	219.4332	12.9681	0.0000	543.6365
Total		219.4332	12.9681	0.0000	543.6365

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Agoura Hills GPU 2029 Project Scenario OPS only
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2,350.00	Dwelling Unit	146.88	2,350,000.00	6721

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8	Operational Year	2029		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Multi-family housing (low-rise) 2,350 DU

Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Woodstoves - No woodburning stoves or fireplaces.

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	1,997.50	2,115.00
tblFireplaces	NumberWood	117.50	0.00
tblVehicleTrips	ST_TR	8.14	6.09
tblVehicleTrips	SU_TR	6.28	6.09
tblVehicleTrips	WD_TR	7.32	6.09
tblWoodstoves	NumberCatalytic	117.50	0.00
tblWoodstoves	NumberNoncatalytic	117.50	0.00

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8
Energy	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.106 0	12,502.106 0	0.2396	0.2292	12,576.399 8
Mobile	38.2783	35.5844	379.1076	0.8604	102.9577	0.5617	103.5194	27.4302	0.5221	27.9523		92,295.137 5	92,295.137 5	5.8078	3.5106	93,486.499 3
Total	99.9041	82.6930	591.8987	1.1571	102.9577	5.2649	108.2225	27.4302	5.2253	32.6554	0.0000	149,934.57 67	149,934.57 67	7.2402	4.5610	151,474.74 40

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333	45,137.333	1.1927	0.8211	45,411.844
												2	2			8
Energy	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.106	12,502.106	0.2396	0.2292	12,576.399
												0	0			8
Mobile	38.2783	35.5844	379.1076	0.8604	102.9577	0.5617	103.5194	27.4302	0.5221	27.9523		92,295.137	92,295.137	5.8078	3.5106	93,486.499
												5	5			3
Total	99.9041	82.6930	591.8987	1.1571	102.9577	5.2649	108.2225	27.4302	5.2253	32.6554	0.0000	149,934.57	149,934.57	7.2402	4.5610	151,474.74
												67	67			40

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	38.2783	35.5844	379.1076	0.8604	102.9577	0.5617	103.5194	27.4302	0.5221	27.9523		92,295.137	92,295.137	5.8078	3.5106	93,486.499
Unmitigated	38.2783	35.5844	379.1076	0.8604	102.9577	0.5617	103.5194	27.4302	0.5221	27.9523		92,295.137	92,295.137	5.8078	3.5106	93,486.499

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	14,306.33	14,306.33	14,306.33	48,886,903	48,886,903
Total	14,306.33	14,306.33	14,306.33	48,886,903	48,886,903

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.531474	0.067154	0.192702	0.126421	0.024086	0.006875	0.011564	0.007937	0.000940	0.000574	0.026268	0.000718	0.003288

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.106	12,502.106	0.2396	0.2292	12,576.399
NaturalGas Unmitigated	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.106	12,502.106	0.2396	0.2292	12,576.399

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	106268	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998
Total		1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	106.268	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998
Total		1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8
Unmitigated	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.0286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	46.5300					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1056	35.0841	14.9294	0.2239		2.8366	2.8366		2.8366	2.8366	0.0000	44,788.235 3	44,788.235 3	0.8584	0.8211	45,054.389 4
Landscaping	5.8156	2.2311	193.6943	0.0102		1.0748	1.0748		1.0748	1.0748		349.0979	349.0979	0.3343		357.4555
Total	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.0286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	46.5300					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1056	35.0841	14.9294	0.2239		2.8366	2.8366		2.8366	2.8366	0.0000	44,788.2353	44,788.2353	0.8584	0.8211	45,054.3894
Landscaping	5.8156	2.2311	193.6943	0.0102		1.0748	1.0748		1.0748	1.0748		349.0979	349.0979	0.3343		357.4555
Total	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.3332	45,137.3332	1.1927	0.8211	45,411.8448

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Agoura Hills GPU 2029 Project Scenario OPS only

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2,350.00	Dwelling Unit	146.88	2,350,000.00	6721

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8	Operational Year	2029		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Multi-family housing (low-rise) 2,350 DU

Construction Phase - No construction calcs, OPS Only.

Vehicle Trips - Trip generation rates per traffic data.

Woodstoves - No woodburning stoves or fireplaces.

Table Name	Column Name	Default Value	New Value
tblFireplaces	NumberGas	1,997.50	2,115.00
tblFireplaces	NumberWood	117.50	0.00
tblVehicleTrips	ST_TR	8.14	6.09
tblVehicleTrips	SU_TR	6.28	6.09
tblVehicleTrips	WD_TR	7.32	6.09
tblWoodstoves	NumberCatalytic	117.50	0.00
tblWoodstoves	NumberNoncatalytic	117.50	0.00

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.3332	45,137.3332	1.1927	0.8211	45,411.8448
Energy	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998
Mobile	37.5810	38.3718	373.5123	0.8247	102.9577	0.5619	103.5196	27.4302	0.5223	27.9525		88,449.0642	88,449.0642	5.9555	3.6551	89,687.1545
Total	99.2068	85.4804	586.3034	1.1213	102.9577	5.2651	108.2227	27.4302	5.2255	32.6556	0.0000	146,088.5034	146,088.5034	7.3878	4.7054	147,675.3991

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333	45,137.333	1.1927	0.8211	45,411.844
												2	2			8
Energy	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.106	12,502.106	0.2396	0.2292	12,576.399
												0	0			8
Mobile	37.5810	38.3718	373.5123	0.8247	102.9577	0.5619	103.5196	27.4302	0.5223	27.9525		88,449.064	88,449.064	5.9555	3.6551	89,687.154
												2	2			5
Total	99.2068	85.4804	586.3034	1.1213	102.9577	5.2651	108.2227	27.4302	5.2255	32.6556	0.0000	146,088.50	146,088.50	7.3878	4.7054	147,675.39
												34	34			91

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	37.5810	38.3718	373.5123	0.8247	102.9577	0.5619	103.5196	27.4302	0.5223	27.9525		88,449.064	88,449.064	5.9555	3.6551	89,687.154
Unmitigated	37.5810	38.3718	373.5123	0.8247	102.9577	0.5619	103.5196	27.4302	0.5223	27.9525		88,449.064	88,449.064	5.9555	3.6551	89,687.154

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	14,306.33	14,306.33	14,306.33	48,886,903	48,886,903
Total	14,306.33	14,306.33	14,306.33	48,886,903	48,886,903

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.531474	0.067154	0.192702	0.126421	0.024086	0.006875	0.011564	0.007937	0.000940	0.000574	0.026268	0.000718	0.003288

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
NaturalGas Mitigated	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		0	0	0.2396	0.2292	12,576.3998
NaturalGas Unmitigated	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		0	0	0.2396	0.2292	12,576.3998

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	106268	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998
Total		1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	106.268	1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998
Total		1.1460	9.7933	4.1674	0.0625		0.7918	0.7918		0.7918	0.7918		12,502.1060	12,502.1060	0.2396	0.2292	12,576.3998

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8
Unmitigated	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.0286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	46.5300					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1056	35.0841	14.9294	0.2239		2.8366	2.8366		2.8366	2.8366	0.0000	44,788.235 3	44,788.235 3	0.8584	0.8211	45,054.389 4
Landscaping	5.8156	2.2311	193.6943	0.0102		1.0748	1.0748		1.0748	1.0748		349.0979	349.0979	0.3343		357.4555
Total	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.333 2	45,137.333 2	1.1927	0.8211	45,411.844 8

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.0286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	46.5300					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1056	35.0841	14.9294	0.2239		2.8366	2.8366		2.8366	2.8366	0.0000	44,788.2353	44,788.2353	0.8584	0.8211	45,054.3894
Landscaping	5.8156	2.2311	193.6943	0.0102		1.0748	1.0748		1.0748	1.0748		349.0979	349.0979	0.3343		357.4555
Total	60.4798	37.3153	208.6237	0.2342		3.9113	3.9113		3.9113	3.9113	0.0000	45,137.3332	45,137.3332	1.1927	0.8211	45,411.8448

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Agoura Hills GPU 2029 Project Scenario OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

APPENDIX E: BIOLOGICAL RESOURCES

This page left intentionally blank





December 27, 2021

Mr. Curtis Zacuto
 EcoTierra Consulting
 5776-D Lindero Canyon Road #414
 Westlake Village, CA 91362

SUBJECT: Biological Resources Desktop Review for the City of Agoura Hills EIR Update

Dear Mr. Zacuto,

This memorandum (memo) summarizes the results of a desktop review of biological resources and reconnaissance survey in support of the update for the City of Agoura Hills General Plan 2035 EIR (EIR) completed in February 2010. Based on the results of the desktop review and reconnaissance survey performed by Kleinfelder, Inc. (Kleinfelder), updates to the existing EIR have been identified by each resource section. The review focused on the subject parcels listed on Table 1 received from the City of Agoura Hills (City) and shown on Figure 1.

Table 1: Subject Parcels

Site #	Site Name	Street Address
A	AVE	NA
B	West Village	NA
C	AN Investments	28902 Agoura Rd.
D	Clear Vista	NA
E	Moore	NA
F	Colodny	NA
G	Regency Theaters	29045 Agoura Rd.
H	Dorothy Drive	NA
I	Village Development	NA
J	Roadside Bldg. Mats.	29112 & 29130 Roadside Dr.
K	Whizin	28912 Agoura Rd.
L	Nursery	28263 Dorothy Dr.
M	Principe	NA
N	Patagonia	29360 Roadside Dr.
O	Agoura Meadows	5675 Kanan Rd.
P	Twin Oaks	5801 Kanan Rd.
Q	City Mall	5835 Kanan Rd.
R	Proposed Car Wash	NA
S	Reganathan	NA
T	Roadside & Roadside	NA

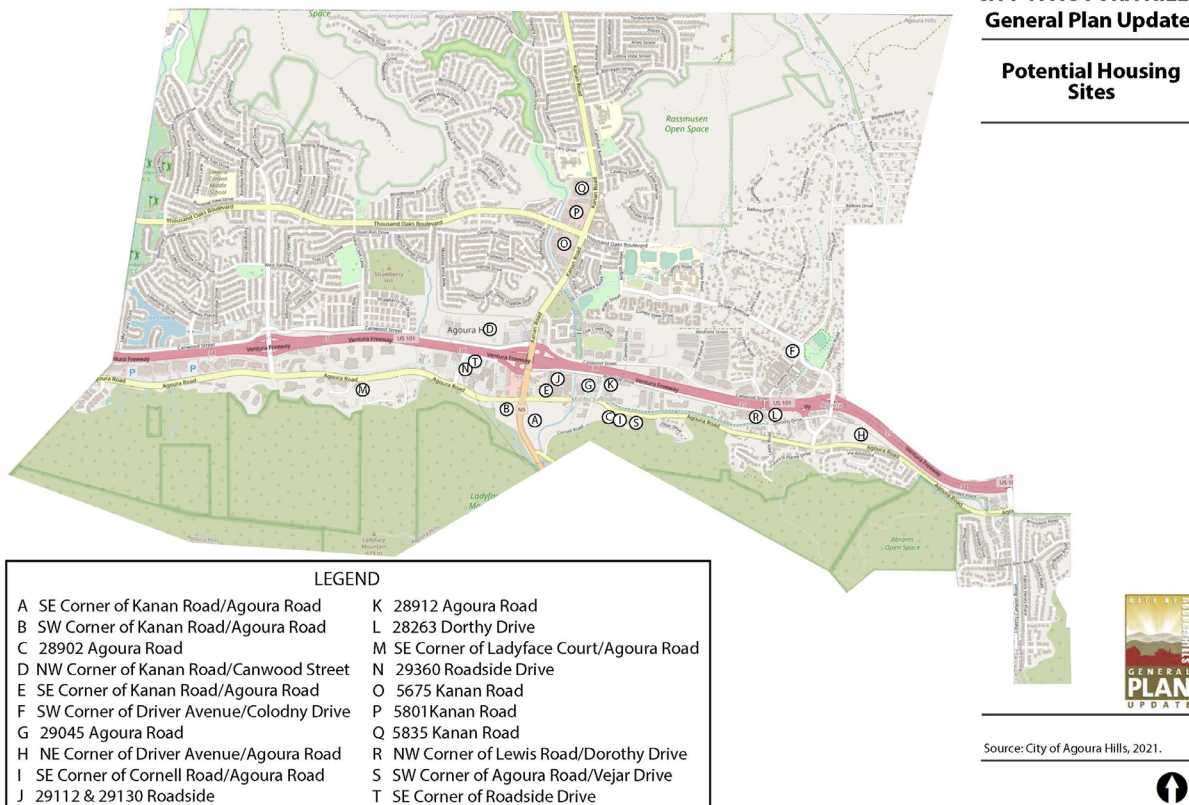


Figure 1

Reconnaissance Survey Results

On September 29, 2021, Kleinfelder biologist Terry Hurt conducted a pedestrian survey of the subject parcels and a 200-foot buffer where feasible and no new vegetation communities were identified. The parcels surveyed fall into two general categories that are outlined in the EIR. Parcels M, B, A, C, I, S, H, R, D, and F are within the “Planned Development District/Agoura Village Specific Plan” community sub-areas sections of the EIR. These parcels are comprised of mostly open space and are dominated by non-native annual grassland interspersed with some native species such as live oak, valley oak, and elderberry. There is riparian woodland present associated with Lindero Creek and a tributary to the creek at parcels A and B south of Agoura Road along Kanan Road. All of these areas have been at least partially plowed recently, possibly to reduce fuels for fire prevention.

Parcels Q, P, O, N, T, J, E, G, K, and L are in areas designated as commercial shopping/business areas and are already developed. Commercial buildings and paved parking lots dominate these parcels; and any



remaining habitat value in these areas is most likely limited to ornamental landscape trees for nesting birds and possibly for raptors.

Desktop Review

A preliminary desktop review was conducted to identify any occurrences of listed or special-status species and/or rare and endangered plants found within one mile of the subject parcels and included a query of the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS) Inventory of Rare Threatened and Endangered Plants of California, and U.S. Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) List, Los Angeles county's Significant Ecological Areas (SEA) program, soil mapping and the National Wetlands Inventory mapping.

This review was conducted to update the EIR; since under the California Environmental Quality Act (CEQA) this project is required to update the previously conducted biological resources studies in order to assess if the project has had any notable changes that could alter the previous findings and recommendations in the EIR with regards to biological resources.

EIR Updates

Section 4.3 Biological Resources of the EIR was reviewed to determine what updates, if any, are required based on the addition of the subject parcels and the time that has elapsed since the completion of the EIR. The following sections briefly summarize each resource description in Section 4.3 and states if any changes are required based on the results of the desktop survey and site visit.

Regional Context

The subject parcels are located within the City, as such, the regional setting for the General Plan does not require updates.

Topography and Soils

The EIR discusses 14 separate soil map units that includes urban and undeveloped areas. The soils cited in undeveloped areas north of the Ventura Freeway are silty clay loams from the Linne and Rincon series, clay loams from the Los Osos and San Benito series, shaly loam from the Calleguas series, very fine sandy loam from the Huerhuero series, and Cumulic aploxerolls. Soils discussed in undeveloped areas south of the Ventura Freeway are Cotharin clay loam and Cotharin-Talepop association, as well as Linne-Los Osos-Haploxerepts association and Typic Haploxerepts.

Based on the desktop review, four additional soils series were identified (USDA 2021). In developed areas north and south of the Ventura Freeway the Urban land-Cropley, fill complex, 0 to 8 percent slopes, commercial and the Urban land-Sapwi, landscaped-Kawenga, landscaped complex, 0 to 20 percent slopes, residential are mapped. The Fluvaquents-Riverwash complex, 0-5 percent slopes series



is mapped in the riparian areas associated with Lindero Canyon Creek and Medea Creek at subject parcels A and B.

Vegetation

A total of six general vegetation communities are identified in the EIR including urban/developed land, grassland, coastal sage scrub, chaparral, oak woodland, and riparian woodland. The names and definitions of vegetation communities in the EIR are based on general definitions provided by Holland, Sawyer and Keeler-Wolf, and at the time the EIR was drafted, the California Department of Fish and Game’s ([CDGF] - now California Department of Fish and Wildlife [CDFW]) California Wildlife Habitat Relations (CWHR) natural communities classification system (Holland 1986; Sawyer and Keeler-Wolf 1995; CDFG 1988).

No new vegetation communities were identified during the site survey. As noted in the survey results, riparian woodland is present associated with Lindero Canyon Creek and Medea Creek at parcels A and B south of Agoura Road along Kanan Road.

Sensitive Biological Resources

Special-status Plant Species

The EIR documents 14 special-status plant species with the potential to occur within the General Plan area. From the results of the desktop review of the CNDDDB (CDFW 2021) and Calflora database (Calflora 2021) within one mile of the subject parcels, five additional plant species have the potential to occur in the General Plan area (Table 2). There is a documented CNDDDB occurrence of Ojai navarretia (*Navarretia ojaiensis*) located at C and I south of Agoura Road; however, this species was not observed during the September 29, 2021 site visit (Figure 2).

Table 2: Special-Status Plant Species

Species		Status (Federal/ State/CRPR)	Preferred Habitat	Life Form	Blooming Period
Scientific Name	Common Name				
<i>Calochortus catalinae</i>	Catalina mariposa	- / - /4.2	Chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland.	perennial herb (bulb)	(Feb)Mar-Jun
<i>Juglans californica</i>	California walnut	- / - /4.2	Chaparral, cismontane woodland, coastal scrub and alluvial	deciduous tree	Mar-Aug



<i>Navarretia ojaiensis</i>	Ojai navarretia	- / - /1B.1	Openings in chaparral and coastal scrub, valley and foothill grassland	annual herb	May-Jul
<i>Phacelia hubbyi</i>	Hubby's phacelia	- / - /4.2	Chaparral, coastal scrub, and valley and foothill grassland; less frequently in gravelly, rocky, talus	annual herb	Apr-Jul
<i>Romneya coulteri</i>	Coulter's matilija poppy	- / - /4.2	Chaparral and coastal scrub, often in burn areas.	perennial herb (rhizomatous)	Mar-Jul(Aug)

1B = California Rare Plant Rank (CRPR): Plants rare and endangered in California and elsewhere.

2 = California Rare Plant Rank. Plants rare and endangered in California, but more common elsewhere.

NatureServe Conservation Status Assessments:

S1 = Critically imperiled

S2 = Imperiled

S3 = Vulnerable

S4 = Apparently secure

.1 = Very threatened

.2 = Threatened

Calflora occurrences of Catalina mariposa (*Calochortus catalinae*), California walnut (*Juglans californica*), and Coulter's matilija poppy (*Romneya coulteri*) are documented in the either in the vicinity or on the subject parcels, but not observed during the site visit. The occurrence of Hubby's phacelia (*Phacelia hubbyi*) was documented within one mile of the subject parcels.

Special-status Wildlife Species

The EIR documents 17 special-status wildlife species with the potential to occur within the General Plan area. From the results of the desktop review of the CNDDDB and IPaC (CDFW 2021; USFWS 2021a) within one mile of the subject parcels, four additional wildlife species have the potential to occur in the General Plan area (Table 3). CNDDDB occurrences of crotch bumble bee (*Bombus crotchii*) and Santa Monica grasshopper (*Trimerotropis occidentiloides*) are documented within one mile of the subject parcels. The crotch bumble bee was observed adjacent to parcels C and I south of Agoura Road and the Santa Monica grasshopper was observed approximately 0.9 mile southwest of parcels A and B in the vicinity of the City boundary (Figure 2).

Table 3: Special-Status Plant Species

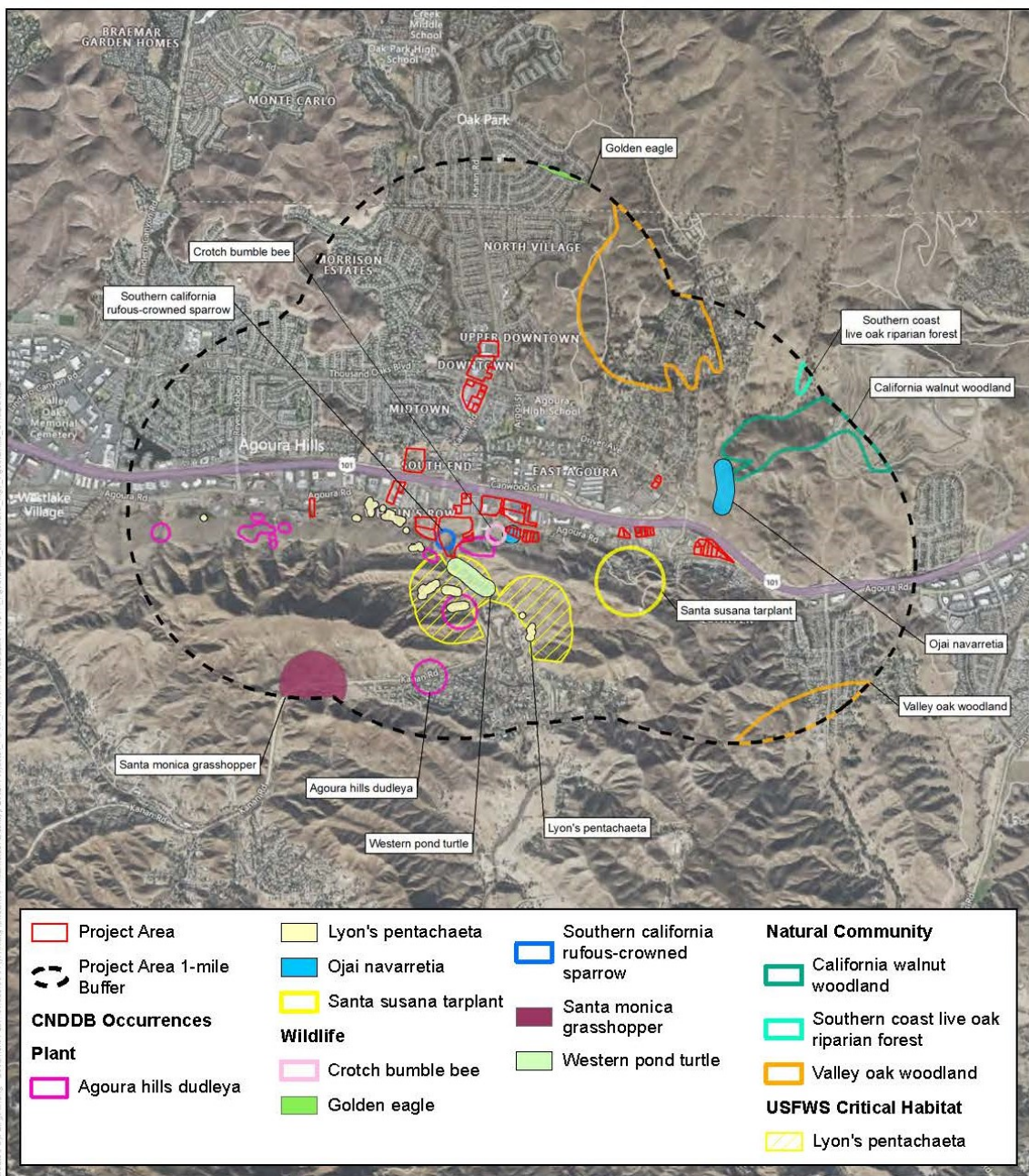
Species		Status (Federal/ State/Other)	Preferred Habitat
Scientific Name	Common Name		
<i>Bombus crotchii</i>	Crotch bumble bee	- / SCE /-	Grassland, scrub, nests underground. Feeds on species in the following genera: <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , <i>Eriogonum</i>
<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	- / - /S1S2	Santa Monica mountain range
Least Bell's vireo	<i>Vireo bellii pusillus</i>	FE / SE / -	Riparian woodland and scrub.
Southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	FE / SE / -	Riparian woodland with surface water during nesting season.

SCE = Candidate for state listing as endangered

NatureServe Conservation Status Assessments:

S1 = Critically imperiled, S2 = Imperiled

S3 = Vulnerable, S4 = Apparently secure



Source: CDFW CNDDDB (2021)



Figure 2. CNDDB Occurrences
Agoura Hills
Los Angeles County, California





Sensitive Natural Communities

A total of five sensitive natural communities are identified in the EIR. These communities are California Walnut Woodland, Southern Coast Live Oak Riparian Forest, Valley Oak Woodland, Valley Needlegrass Grassland and Southern Sycamore Alder Riparian Woodland. No additional sensitive communities were identified within one mile of the subject parcels (CDFW 2021). California Walnut Woodland, Southern Coast Live Oak Riparian Forest, and Valley Oak Woodland are located within one mile of the subject parcels; however, no sensitive natural communities are located on the subject parcels (Figure 2).

Wildlife Corridors and Linkages

The subject parcels are located within the City, as such, the corridors and linkages discussion in the EIR does not require an update.

Significant Ecological Areas

At the time the EIR was drafted in 2010 two proposed Significant Ecological Areas (SEAs) were mapped within the City limits. These included the Santa Susana Mountains/Simi Hills SEA (proposed SEA #27) and the Santa Monica Mountains SEA (proposed SEA #26). The existing the Palo Comado SEA (existing SEA #12) and the Las Virgenes SEA (existing SEA #6) were included in these areas.

The current SEA mapping (Los Angeles County Regional Planning [LACRP] 2021) identifies the Santa Monica Mountains (Incorporated City) SEA located within the City limits in two areas (Figure 3). The first location is within a largely undeveloped area in the northern portion of the City previously designated as the Palo Comado SEA (SEA #12) as shown on the EIR figure 4.3-1. This area consists mainly of Coastal Sage Scrub and is within mapped Valley Oak Woodland, a sensitive natural community. The Santa Monica Mountains (Incorporated City) SEA is also mapped along the southern boundary of the City in an area of Chaparral and Coastal Sage Scrub previous identified on Figure 4.3-1 of the EIR as the Santa Monica Mountains SEA (SEA #26).

The SEA Ordinance was adopted on December 17, 2019 by the Los Angeles County Board of Supervisors and was implemented January 1, 2020 (LACRP 2020). Development projects under the General Plan in the Santa Monica Mountains (Incorporated City) SEA should comply with the goals and objectives for that SEA in the SEA Ordinance Implementation Guide (LACRP 2020).

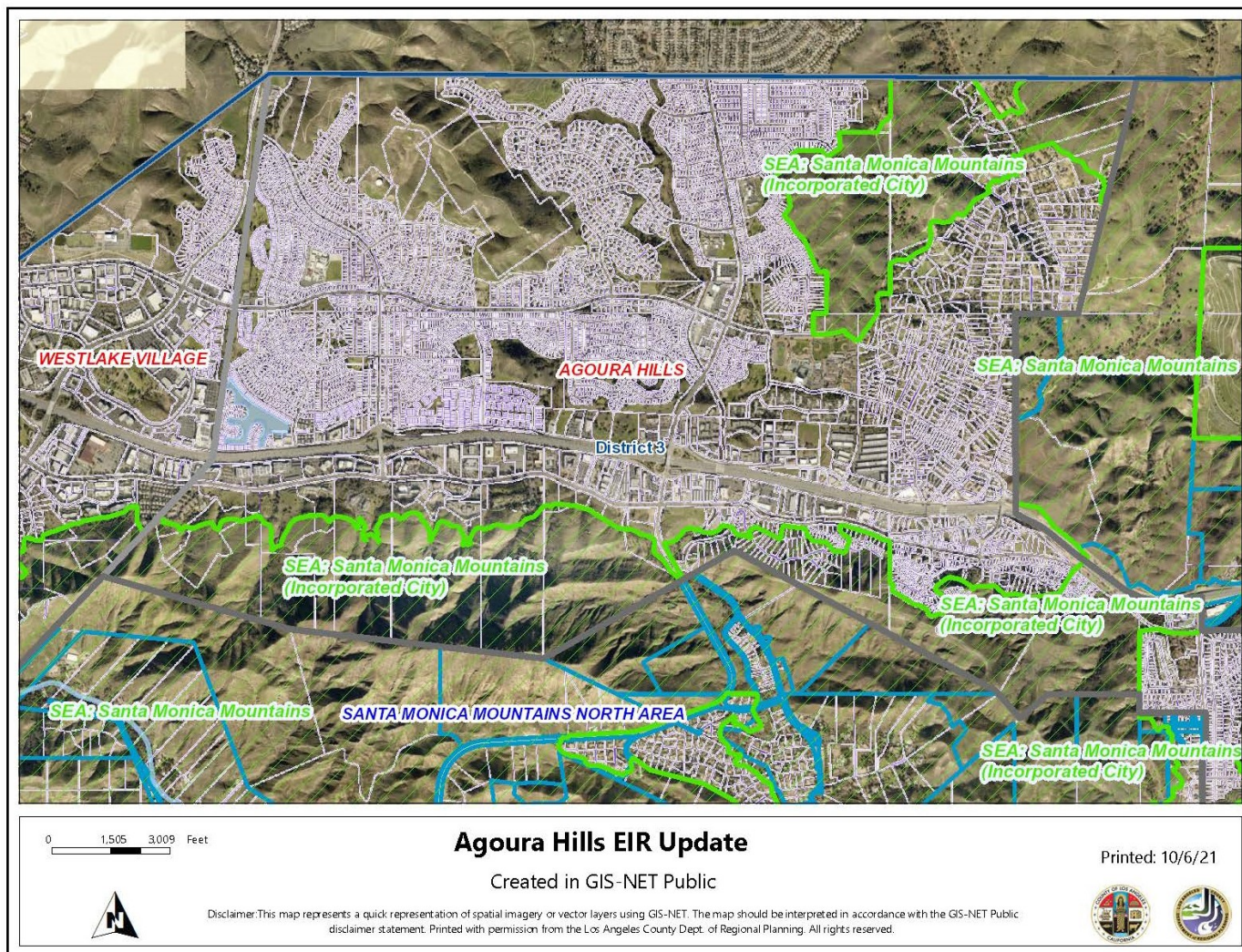


Figure 3: SEA Map

Jurisdictional Waters and Wetlands

The waterways and associated tributaries identified in the EIR within the City limits are Medea Creek, Chesebro Creek, Liberty Canyon Creek, Lindero Canyon Creek, and Lake Lindero. No new waterways were observed on the subject parcels; however, Lindero Creek is located on subject parcel A and Medea Creek is located on parcel B and borders the west side of parcels Q, P and O (USFWS 2021b).



Conclusions

The addition of the subject parcels and the resources associated with these parcels do not require any significant changes to the EIR. The newly identified special-status plant and wildlife species will be subject to the impact analysis and mitigation measures under the General Plan identified in the EIR. These updates are occurrences that have been documented since the EIR was drafted in 2010. Other resources requiring updates such as mapped soil series and redefined SEAs can also be attributed to the time that has elapsed since the EIR was drafted. These revisions should be included in the Programmatic EIR update.

Best regards,

KLEINFELDER

A handwritten signature in black ink, reading "Jennifer D. Vicich". The signature is written in a cursive, flowing style.

Jennifer D. Vicich

Central Coast Group Manager

Attachment A – References

Attachment A - References

- California Department of Fish and Wildlife (CDFW). 2021. California Natural Diversity Data Base (CNDDB) results for the 1-mile radius from the subject parcels.
- CalFlora. 2021. Information on California plants for education, research, and conservation. [web application]. Berkeley, CA. Accessed July. Available on-line: <http://www.calflora.org>
- California Native Plant Society (CNPS). 2021. Inventory of rare and endangered plants, online edition Vol 8-01a. California Native Plant Society, Sacramento, California.
- City of Agoura Hills. 2010. *City of Agoura Hills General Plan 2035 EIR*. February 2010.
- Los Angeles County Regional Planning (LACRP). 2021. Significant Ecological Areas Program. Maps – Significant Ecological Areas Program (lacounty.gov).
- LACRP. 2020. Significant Ecological Areas (SEA) Ordinance Implementation Guide. June 30, 2020. SEA-IG-6-30-20.pdf (lacounty.gov).
- United States Department of Agriculture (USDA). 2021. Natural Resources Conservation Service (NRCS). Web Soil Survey. <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed October 2021
- U.S. Fish and Wildlife Service (USFWS). 2021a. Information, Planning and Conservation (IPaC). Accessed September 2021. <https://ecos.fws.gov/ipac/>.
- USFWS. 2021b. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>. Accessed September 23, 2021.

APPENDIX F: CULTURAL RESOURCES/TRIBAL CONSULTATION

This page left intentionally blank





December 23, 2021

Mr. Curtis Zacuto
EcoTierra Consulting
5776-D Lindero Canyon Road #414
Westlake Village, CA 91362

SUBJECT: Cultural Resources Assessment for the Environmental Impact Report, General Plan Update 2035, Agoura Hills, Los Angeles County, California.

Dear Mr. Zacuto,

Kleinfelder has prepared the following cultural resources assessment in support of the City of Agoura Hills Environmental Impact Report (EIR) for the General Plan (GP) 2035 Update (February 2010). The following study has been prepared to support with this updated EIR in accordance with the California Environmental Quality Act (CEQA) Appendix G, in order to assess the potential effects to cultural resources that could result from the implementation of the General Plan Update.

The cultural resources analysis was completed by Kleinfelder Project Manager and Archaeologist Gregorio Pacheco, B.A.; Senior Archaeologist and Cultural Resources Program Manager Rachael Nixon, M.A., RPA, provided the independent technical review of the report. The primary objective of this desktop review is to update and identify previously recorded cultural resources and previous cultural studies conducted within the 20-parcel project area and 0.25-mile radius buffer; summarize potential cultural resources constraints associated with the proposed development of the project areas; and to provide recommendations and management considerations. Refer to the February 2010 EIR and cultural resources technical study for the prehistoric and historic context and applicable state regulations for the region.

ENVIRONMENTAL IMPACT REPORT BACKGROUND

The 2010 EIR was prepared to analyze the potential for significant environmental impacts associated with future development within the City of Agoura Hills (City) outlined in the General Plan Update. The EIR reviews the potential for cultural resources within the general plan area and includes appropriate and feasible mitigation measures or project alternatives that would minimize or eliminate impacts to any known or unidentified cultural resources within the general plan area. This baseline information will provide the City with the requisite data to comply with CEQA for the General Plan Update and future development within the area (City of Agoura Hills General Plan 2035 EIR, 2010).

Section 4.4 Cultural Resources of the EIR assessed the potential effects to cultural resources that could result from implementing the General Plan Update (City of Agoura Hills General Plan 2035 EIR, 2010). Cultural resources are defined as buildings, sites, districts, structures, or objects having historical, architectural, archaeological, cultural, or scientific importance. Refer to the 2010 EIR for prehistoric and historic context and state regulations.

In 2021, the City modified the proposed parcel project areas for the General Plan from what was analyzed in the 2010 EIR. These cultural resources assessment provides and update of the record search results for



the 20 parcels located within developed residential and commercial areas in the southern portion of the City of Agoura Hills, Los Angeles County, California (See Attachment A - Figure 1). The 20 parcels are located within Township 01 North, Range 18 West, and Sections 21, 22, 26, 27 and 28 of the Calabasas (1967) and Thousand Oaks (1981) 7.5-minute U.S. Geological Survey (USGS) quadrangles (See Attachment A - Figure 2). Additional information regarding the 20 parcels can be found on Table 1 and on the General Plan Update Potential Housing Sites Map provided by the City on Attachment B.

Table 1. General Plan Update Potential Housing Sites.

Site ID	Site Name	Street Address	Acreage	Assessor's identification number (AIN)
A	AVE	NA	12.37	2061-031-020
B	West Village	NA	7.3	2061-032-021, -022
C	AN Investments	28902 Agoura Rd.	0.87	2061-029-005, -006
D	Clear Vista	NA	8.37	2053-001-004
E	Moore	NA	0.9	2061-006-056
F	Colodny	NA	1.76	2055-005-904, -903
G	Regency Theaters	29045 Agoura Rd.	6.24	2061-006-044
H	Dorothy Drive	NA	7.92	2061-013-024, -025, -005, -004, -003, -002, -001, -040, -039, -036
I	Village Development	NA	1.2	2061-029-003, -004
J	Roadside Bldg. Mats.	29112 & 29130 Roadside Dr.	0.87	2061-006-042, -048
K	Whizin	28912 Agoura Rd.	10	2061-007-041, -052, -054, -051, -055, -031
L	Nursery	28263 Dorothy Dr.	2.58	2061-010-017, -015, -006, -016, 008, -007
M	Principe	NA	1.65	2061-033-015
N	Patagonia	29360 Roadside Dr.	3.06	2061-004-049
O	Agoura Meadows	5675 Kanan Rd.	8.05	2053-007-030, -026, -024, -025, -027, 028
P	Twin Oaks	5801 Kanan Rd.	8.8	2051-006-141

Site ID	Site Name	Street Address	Acreage	Assessor's identification number (AIN)
Q	City Mall	5835 Kanan Rd.	5.7	2051-005-002
R	Proposed Car Wash	NA	1.53	2061-009-075, -076
S	Reganathan	NA	2.2	2061-029-001, 2061-28-006, -005
T	Roadside & Roadside	NA	1.76	2061-004-022

REVIEW METHODS

Kleinfelder requested a records search with the California Historical Resources Information System (CHRIS), housed at the South-Central Coast Information Center (SCCIC) within the California State University (CSU), Fullerton, California. The purpose of the search was to update the previously study completed in 2009 and to identify new resources and/or studies if any, that have been completed within the 20-parcel general plan update area and/or within the surrounding. The assessment also includes a review of the updated Governor's Office of Planning and Research (OPR) for Senate Bill (SB) 18 and Assembly Bill (AB) 52.

The City of Agoura Hills previously requested a current Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC) as part of their requirements under SB18, which requires consultation with California Native American Tribes for projects involving the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. The SB18 was last updated on March 1, 2005. The City of Agoura Hills did not request and/or conducted a AB52 consultation with the NAHC and California Native American Tribes in 2009 as AB52 was not required. In 2014 AB52 was updated and designated as a mandatory process and given a separate category of cultural resources, under CEQA as "tribal cultural resources" which requires that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.

RESULTS

The CHRIS search through the SCCIC was requested on July 19, 2021 and results were received on September 3, 2021 (I.C. File #22682.8857). The results identified a total of 40 previous cultural resource study completed within the 20-parcel area and 55 studies previously completed within the 0.25-mile buffer surrounding these parcels. The record search also identified a total of 2 cultural resources previously recorded within the 20-parcel area and 25 resources previously recorded within the 0.25-mile buffer surrounding the parcels. Refer to Table 2 below for the report results and Table 3 for the resource results of the updated record search. The results can also be seen under Attachment A - Figure 4 and Attachment C.

Table 2. Previous Reports Within General Plan Study Area.

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-00081	1975	Rosen, Martin D.	Evaluation of the Archaeological Resources for the Areawide Facilities Plan for the Las Virgenes Municipal District, (Malibu Coast, Western Santa Monica Mountains, Southern Simi Hills), Los Angeles and Ventura Counties.	Yes
LA-00126	1988	Wlodarski, Robert J.	An Archaeological Assessment of CA-LAN-1352, (the Lundin Site) Agoura Hills, Los Angeles County, California	No
LA-00227	1976	Hinzdel, James M.	Draft Environmental Impact Report for Zone Case No. 6228 Tentative Tract No. 326789 Los Angeles County, California	No
LA-00241	1988	Singer, Clay A. and John E. Atwood	Archaeological Testing at CA-LAN-1021 in the City of Agoura Hills, Los Angeles County, California	No
LA-00243	1976	Greenwood, Roberta S.	Archaeological Investigation Property East of Lindero Canyon	No
LA-00276	1978	Whitley, David S.	Draft Environmental Impact Report Conditional Use Permit 1273 Los Angeles County.	No
LA-00346	1978	Foster, John M.	Inventory of Cultural Resources of Tentative Tract No. 31126 Portion of Lot 1, Tract No. 1161, M.b. 17 (pg. 121)	No
LA-00380	1978	Singer, Clay A.	Cultural Resource Survey and Impact Assessment for Tentative Tract No. 35350 in Agoura, Los Angeles County, California.	No
LA-00392	1977	Hector, Susan M.	An Archaeological Resource Survey and Impact Assessment of Trailer Lifer Publishing Co., C.u.p. 1191, Los Angeles County	No
LA-00393	1978	Clewlow, William C. Jr.	An Archaeological Resource Survey and Impact Assessment of Tract 7661, Agoura, Los Angeles County, California	Yes
LA-00408	1978	Munro, Patricia K.	An Archaeological Resource Survey and Impact Assessment of Lot 36, Block 8, Tract 8451, Fairview Place, Agoura	No
LA-00473	1979	Clewlow, William C. Jr.	An Archaeological Resource Survey and Impact Assessment of Property Described on Tentative Parcel Map No. 11254, Los Angeles County, California	No
LA-00521	1979	Day, Donna A.	Cultural Resources Survey for Zone Change 6457.	Yes

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-00530	1977	Clewlou, William C. Jr.	An Archaeological Resource Survey and Impact Assessment of the Morrison Ranch Property, Agoura, California	Yes
LA-00531	1979	Rosen, Martin D.	An Archaeological Resource Survey and Impact Assessment of the Reclaimed Water Distribution System of the Las Virgenes Municipal Water District, Los Angeles and Ventura Counties, Municipal Water District, Los Angeles and Ventura Counties, California	Yes
LA-00556	1979	Singer, Clay A.	Cultural Resource Survey and Impact Assessment for a 1.6 Acre Parcel in Agoura, Los Angeles County, California.	Yes
LA-00564	1979	Chace, Paul G.	An Archaeological Assessment of the Reyes Adobe Road Sites: a Preliminary Report [tract #35031/cup 1305-(5)]	No
LA-00595	1979	Wessel, Richard L.	Assessment of the Impact Upon Cultural Resources by the Proposed Development of Tentative Tract 36303 in Rancho Las Virgenes, Los Angeles County.	No
LA-00605	1979	Drews, Michael M.	Archaeological Resource Assessment of the Daniel Mansir Property, (lot 33 and a Portion of Lot 34, Block 9, Tract 8451) Colondy Road, Agoura, Los Angeles County, California	No
LA-00619	1979	Tartaglia, Louis J.	Cultural Resource Survey of Some Changes Number 6497 Agoura	No
LA-00623	1979	Singer, Clay A.	Systematic Archaeological Testing at LAN-1021—an Evaluation of Potential Impacts from the Proposed Construction of the Miller and Folsie Office Complex in Agoura, Los Angeles County California. California	Yes
LA-00658	1980	McCann, Ellen	Archaeological Resource Assessment for a 3.5 Acre Parcel of Land, Located in Agoura, California	No
LA-00689	1979	Pence, Robert L.	Archaeological Assessment of a One Acre Parcel in the Agoura Area of Los Angeles County, California	No
LA-00725	1969	King, Linda B.	The Medea Creek Cemetery (LAN-243): Social Organization and Mortuary Practices	Yes
LA-00747	1969	Gibson, Robert O. and Singer, Clay A.	The Medea Creek Village Site 4-LAN-243v): a Functional Lithic Analysis	Yes
LA-00802	1979	Simon, Joseph M.	Report on an Archaeological Investigation Conducted at CA-LAN-972	Yes

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-00819	1980	Leach, Melinda	An Archaeological Resources Assessment of the Proposed Medical Office Facility Site Located North of Canwood Street and West of Kannan Road, Agoura, California	Yes
LA-00829	1980	Tartaglia, Louis J.	Cultural Resource Survey of Tentative Tract Number 35354 Agura, California.	No
LA-00926	1976	D'Altroy, Terence N.	Assessment of the Impact on Archaeological Resources of the Proposed Development of Two Parcels of Land West of Agoura, Los Angeles County	Yes
LA-00950	1981	Wessel, Richard L.	Letter Report of Archaeological Reconnaissance of 1.7 Acres, Cup 1801	Yes
LA-01017	1980	Singer, Clay A.	Cultural Resource Survey and Impact Assessment for Tentative Tract No. 38893 Near Liberty Canyon, Los Angeles County	No
LA-01168	1982	King, Linda B.	Medea Creek Cemetery: Inland Canalino Patterns of Social Organization, Exchange, and Welfare (a Dissertation Submitted in Partial Satisfaction of the Requirements for the Degree Doctor of Philosophy in Anthropology)	Yes
LA-01345	1984	Colby, Susan M.	An Archaeological Resource Survey and Impact Assessment of the Site of Indian Hill Reclaimed Water Reservoir No. 5 at Agoura, Los Angeles County	No
LA-01655	1987	Toren, George A.	Cultural Resources Investigation: Tentative Minor Land Division, P.m. 18632, Agoura Hills	No
LA-01768	1989	Singer, Clay A. and John E. Atwood	Cultural Resources Survey and Impact Assessment for the Proposed Agoura Canyon Ranch Center in the City of Agoura Hills, Los Angeles County, California	Yes
LA-01791	1989	Hatheway, Roger and Jeanette McKenna	Archaeological, Historical, Architectural, and Paleontological Investigation of the Kanan Road Interchange at Route 101 (ventura Freeway) Project Area, Agoura Hills, Los Angeles County, California	No
LA-01841	1989	Kelly, Kathryn, R. Fraser, and G. Devlaminick	An Archaeological and Historical Resource Survey and Impact Assessment of the Liberty Canyon Ranch, Los Angeles County, California	No

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-01916	1989	McKenna, Jeanette A., Roger G. Hatheway, and Paul E. Langenwalter II	Historic Property Survey Report: The Kanan Road Interchange at Route 101 (ventura Freeway) Project Area, Agoura Hills, Los Angeles County, California	Yes
LA-01977	1980	Rosen, Martin D.	Archaeological Evaluation of Tract No. 37246, Agoura, California	No
LA-02409	1982	Stelle, Kenneth and Albert Galiardo	For Improvements of the Operational Characteristics of Route 101, the Ventura Freeway in Los Angeles and Ventura Counties, Between Route 405 in Los Angeles, and the Santa Clara River in Oxnard	No
LA-02559	1992	King, Chester	Native American Placenames in the Santa Monica Mountains: First Draft	Yes
LA-02836	1992	Valentine-Maki, Mary	Cultural Resources Survey for the Proposed Beautiful City Corporation Mixed-use Project Agoura Hills, Los Angeles County, California	No
LA-03256	1968	Singer, Clay A.	The Archaeological Survey, UCLA Announces a Volunteer Excavation at the Medea Creek Village Site (LAN-243)	Yes
LA-03355	1996	Maki, Mary K and Larry Carbone	A Phase 2 Archaeological Investigation at Site CA-LAN-467 and an Extended Phase 1 Archaeological Investigation at Site CA-LAN-1436 for the Creekside Center Project, Agoura Hills, Los Angeles County, California	Yes
LA-03529	1966	Barbey, Linda L., Linda Hasten, R. W. Sussman, Joseph L. Chartkoff, Jim Toney, and Donald S. Miller	Ucas-137 Excavation of LAN-243 Medea Creek, Los Angeles County	Yes
LA-03543	1967	Boyer, Jackie	Ucas-256 Boyer's Undergraduate Project at Medea Creek: Research of Raw Material for Artifacts	Yes
LA-03546	1996	Wlodarski, Robert J.	A Phase 1 Archaeological Study Bikeway Gap Closure Project Cities of Calabasas, Agoura Hills, Westlake Village and Unincorporated Los Angeles County, California	Yes

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-03555	1973	King, Thomas and N. Nelson Leonard III	UCAS-306 Evaluation of the Archaeological Resources of Charmlee County Park, Vasquez Rocks Park, Agoura County Park, Los Angeles County	No
LA-03557	1969	Singer, Clay A., Thomas F. King, and James N. Hill	Ucas-325 Excavation of Medea Creek Village Site (4-LAN-243)	Yes
LA-03580	1972	Singer, Clay A.	The Archaeology of Bridgeport Flats	Yes
LA-03589	1985	Van Horn, David M. and T.A. Freeman	Salvage Excavation at LAN-1236 in the City of Agoura Hills, Los Angeles County, Ca	No
LA-03642	1969	King, Linda B.	The Medea Creek Cemetery (LAN-243): an Investigation of Social Organization from Mortuary Practices	Yes
LA-03674	1980	Brock, James P.	Cultural Resources Survey of a 27 Acre Parcel of Property in Agoura and Subsequent Test Excavation	Yes
LA-03742	1982	Romani, John F.	Archaeological Survey Report for the 07-la/ven 101 Project P.m. 17.1-38.2/0.0-22.7 07351 - 076620	No
LA-03766	1976	Irvine, Kenneth C.	Do Chumash Burials Demonstrate Status Differences Among Children? Medea Creek Cemetery Revisited	Yes
LA-03790	1997	W & S Consultants	Phase I Archaeological Survey and Cultural Resources Assessment of the City Project Area, Los Angeles County, California	No
LA-04246	1998	Wlodarski, Robert J.	A Phase I Archaeological Study: Agoura Hills Riverwalk Eir Project, City of Agoura Hills, County of Los Angeles, California	No
LA-06601	2000	King, Chester and Parsons, Jeff	Archaeological Record of Settlement and Activity in the Simi Hills Malu'liwini	Yes
LA-07159	1999	Whitley, David S. and Joseph M. Simon	Phase I Test Excavation and Determinations of Significance at CA-LAN-421, -2077, -2078, -2079, -2080, -2481, -2382, and -2483, Tract 52319, Los Angeles County, California	No
LA-07675	2004	Singer, Clay A.	Phase I Archaeological Investigations at CA-LAN-41, a Prehistoric Deposit in the City of Agoura Hills, Los Angeles County, California	Yes



Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-07676	2004	Singer, Clay A.	Cultural Resources Survey Reevaluation of Archaeological Site CA-LAN-1352, and Impact Assessment for the Cornerstone at Agoura Village Project in the City of Agoura Hills, Los Angeles County, California	Yes
LA-07677	2003	Bonner, Wayne H.	Cultural Resource Survey Results for Cingular Wireless Facility Candidate Vy-343-02 (Agoura), 28545 West Driver Avenue, Agoura Hills, Los Angeles County, California	No
LA-07678	2002	Budinger, Fred E., Jr.	Proposed Wireless Device Monopole and Equipment Cabinet; Idle Site, 28545 Driver Avenue, Agoura Hills, Ca 91301	No
LA-07679	2004	Wlodarski, Robert J.	A Phase I Archaeological Study for 29515 Canwood Street City of Agoura Hills, County of Los Angeles. California	No
LA-08119	2006	McKenna, Jeanette A.	A Phase I Cultural Resources Investigation of the Waring-Agoura LLC Tract 7661 in the City of Agoura Hills, Los Angeles County, California	Yes
LA-08872	2006	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-mobile Candidate Sv11183a (agf Kanan Rd. 2107098e), 4856 Kanan Road, Agoura Hills, Los Angeles County, California	No
LA-09152	2008	Wlodarski, Robert J.	A Phase I Archaeological Study for Proposed Improvements to APN#2061-033-015 The Proposed Gupta Corporate Offices (Tentative address: 29760 Agoura Road) City of Agoura Hills, County of Los Angeles, California	No
LA-09464	2008	Schmidt, June A.	Crater- Malibu - Valdez 66 kV Deteriorated Pole Replacement Project, Los Angeles County, California	No
LA-09752	2009	Gonzalez, Matthew and Kyle Garcia	Results of the Cultural Resource Assessment for the Southern California Edison Replacement of Deteriorated Pole Nos. 1330735E and 2115919E; Los Angeles County, California; WO 6035-4800, 9-4827	No
LA-09862	2009	Toren, George A. and John F. Romani	Archaeological Reconnaissance Report: Two Parcels located within the City of Agoura Hills, Los Angeles County, CA	No

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-09902	2009	A. George Toren and John F. Romani	Results of the Extended Phase I Archaeological Investigation at CA-Lan-1027 located within the Gateway Foursquare Church property, City of Agoura Hills, Los Angeles County, California	No
LA-10092	2000	Singer, Clay A.	Cultural Resources Survey and Impact Assessment for an ~18 Acre Property at the Junction of Kannan Road and Agoura Road in the City of Agoura Hills, Los Angeles County, California: A Status Report on Archaeological Site CA-LAN-41.	Yes
LA-10208	2001	Sylvia, Barbara	Negative Archaeological Survey Report: Metal Beam Guardrail (MBGR) Along Sections of Route 101 From Route 134 to the Ventura County Line.	Yes
LA-10390	2010	Schmidt, James and John F. Romani	Archaeological Reconnaissance Report: Gateway 2 (Por APN 2061-033-013), located within the City of Agoura Hills, Los Angeles County, California	No
LA-10475	2010	Toren, A. George and Gwen R. Romani	Phase I Archaeological Survey: The Las Virgenes municipal water district 1235 ft. backbone system improvement program: Agoura Hills pipeline alignment	No
LA-10578	2009	Fortier, Jana	TEA21 Rural Roadside Inventory: Native American Consultation and Ethnographic Study Caltrans District 7, County of Los Angeles	No
LA-10778	2010	King, Chester	Archaeological Backhoe Test Excavation Program to Determine if Cultural Deposits Exist beneath Agoura Road in the Areas of CA-LAN-41 and CA-LAN-467, Las Virgenes Municipal Water District (LVMWD) Backbone System Improvement Program... Agoura Hills	Yes
LA-10779	2010	McKenna, Jeanette A.	A Phase I Cultural Resources Investigation of Assessor Parcel No. 2061-005-031, 29900 Ladyface Court, In the city of Agoura Hills, Los Angeles County, California	Yes
LA-10785	2010	Romani, John F.	Phase I Archaeological Site Status update: Cornerstone Mixed Use Project Corner of Agoura Road and Cornell Road, Agoura Hills, California	Yes

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-10842	2011	Wlodarski, Robert J.	A Phase I Archaeological Study for the Fountain Place Villas Road Widening Project, City of Agoura Hills, County of Los Angeles, California	No
LA-11229	2001	Unknown	Simi Hills Comprehensive Design Plan and Finding of No Significant Impact	No
LA-11611	2012	Hooper, Doug	Hillel 18-Unit Townhouse Project Draft Initial Study and Mitigated Negative Declaration	No
LA-11835	2011	Grimes, Teresa and Dory, Elysha	Agoura Road Widening, 29008 Agoura Road Agoura Hills, CA Historic Resource Report	Yes
LA-11836	2012	unknown	Agoura Road Widening, Draft Initial Study and Mitigated Negative Declaration	No
LA-12002	2012	Bonner, Wayne	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00157A (VY157 Foursquare Agoura) 29646 Agoura Road, Agoura Hills, Los Angeles County, California	No
LA-12027	2013	McKenna, Jeanette	A Cultural Resources Investigation for the Proposed Kanan Road-Agoura Road Roundabout Project in the City of Agoura Hills, Los Angeles County, California	No
LA-12308	2011	Harper, Caprice and Turner, Robin	Cultural Resources and Paleontological Resources Assessment for the Agoura Road Widening Project, Agoura Hills, Los Angeles County, California	No
LA-12473	2013	Romani, Gwen	Archaeological Monitoring of Soil Test Augers at the Conerstone Project	No
LA-12502	2006	King, Chester	Archaeological Assessment of Areas Burned by the Topanga Fire, Ventura and Los Angeles Counties, California	No
LA-12650	2007	MacNeil, Spencer	Riopharm Single Family Residential Development along Agoura Road	No
LA-12799	2014	Toren, George and Romani, Gwen	Archaeological Monitoring Report: Agoura Business Center North 28721 Canwood Street, Agoura Hills, California	Yes
LA-12803	2014	Haas, Hannah and Ramirez, Robert	City of Agoura Hills, Medea Creek Restoration Project Cultural Resources Study	No
LA-12981	2014	Haas, Hannah, Duane Vander Pluym, and Robert Ramirez	Archaeological Monitoring for the Agoura Hills Recreation Center Project, Agoura Hills, Los Angeles County, California	Yes

Report Number	Date	Author	Report Title	Within General Plan 20-Parcels
LA-13198	2016	Haas, Hannah, Ashlee M. Bailey, and Christopher Duran	Phase II Cultural Resources Evaluation for the Medea Creek Restoration Project, City of Agoura Hills, Los Angeles County, California	No
VN-03152	2006	King, Chester	Archaeological Assessment of Areas Burned by the Topanga Fire, Ventura and Los Angeles Counties, California	No

Table 3. Cultural Resources within the General Plan Study Area.

Primary Number	Trinomial	Type	Attributes	CRHR Eligibility Status	Within General Plan 20-Parcels
P-19-000032	CA-LAN-000032	Prehistoric	Lithic scatter; Bedrock milling feature	Unevaluated	No
P-19-000041	CA-LAN-000041	Prehistoric	Lithic scatter; Habitation debris; Other; Lighthouse	Unevaluated	Yes
P-19-000238	CA-LAN-000238	Prehistoric	Lithic scatter; Other	Unevaluated	No
P-19-000243	CA-LAN-000243	Prehistoric	Lithic scatter; Burials; Habitation debris	Unevaluated	Yes
P-19-000314	CA-LAN-000314	Prehistoric	Habitation debris	Unevaluated	No
P-19-000467	CA-LAN-000467	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-000862	CA-LAN-000862	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-000972	CA-LAN-000972	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-001021	CA-LAN-001021	Prehistoric	Lithic scatter; Cairns/rock features; Burials	Unevaluated	No
P-19-001027	CA-LAN-001027	Prehistoric	Lithic scatter; Architectural feature; Cairns/rock features; Burials; Hearths/pits; Quarry; Habitation debris	Unevaluated	No
P-19-001099	CA-LAN-001099	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-001236	CA-LAN-001236	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-001352	CA-LAN-001352	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-001436	CA-LAN-001436	Prehistoric	Lithic scatter	Unevaluated	No

Primary Number	Trinomial	Type	Attributes	CRHR Eligibility Status	Within General Plan 20-Parcels
P-19-002078	CA-LAN-002078	Prehistoric	Lithic scatter; Habitation debris	Unevaluated	No
P-19-002483	CA-LAN-002483	Prehistoric	Lithic scatter; Quarry	Unevaluated	No
P-19-004711	CA-LAN-004711	Prehistoric	Habitation debris; Other	Unevaluated	No
P-19-004819	CA-LAN-004819	Prehistoric	Lithic scatter	Unevaluated	No
P-19-004820	CA-LAN-004820H	Historic	Foundations/structure pads; Landscaping/orchard; Privies/dumps/trash scatters; Standing structures	Unevaluated	No
P-19-004861	CA-LAN-004861	Prehistoric	Lithic scatter	Unevaluated	No
P-19-100207	N/A	Prehistoric	Lithic scatter	Unevaluated	No
P-19-100208	N/A	Prehistoric	Lithic scatter	Unevaluated	No
P-19-100209	N/A	Prehistoric	Lithic scatter	Unevaluated	No
P-19-100210	N/A	Prehistoric	Lithic scatter	Unevaluated	No
P-19-101202	N/A	Prehistoric	Lithic scatter	Unevaluated	No
P-19-101203	N/A	Prehistoric	Lithic scatter	Unevaluated	No
P-19-190308	N/A	Historic	Other	Unevaluated	No

On July 27, 2021, the City of Agoura Hills received the SLF results from the NAHC. The SLF results included a consultation list of 12 tribes with traditional lands or cultural places located within the boundaries of the project areas. The City mailed letters informing the listed Tribes of the City of Agoura Hills General Plan Update on August 3, 2021. To date, the City has received a response from three of the 12 listed tribes who have an interest in participating in consultation regarding this project. A summary of the correspondences is provided below in Table 4. Refer to Appendix D for SLF results and tribal coordination.

Table 4. Summary of Native American Coordination.

Name and Title	Affiliation	Method of Contact and Date	Results
Julie Tumamait-Stenslie, Chairperson	Barbareno/ Ventureno Band of Mission Indians	Letter Sent on August 3, 2021	No Response Received
Julio Quair, Chairperson	Chumash Council of Bakersfield	Letter Sent on August 3, 2021	No Response Received
Mariza Sullivan, Chairperson	Coastal Band of the Chumash Nation	Letter Sent on August 3, 2021	No Response Received

Name and Title	Affiliation	Method of Contact and Date	Response
Rudy Ortega, Tribal President	Fernandeno Tataviam Band of Mission Indians	Letter Sent on August 3, 2021	No Response Received
Jairo Avila, Tribal Historic and Cultural Preservation Officer	Fernandeno Tataviam Band of Mission Indians	Letter Sent on August 3, 2021	No Response Received
Andrew Salas, Chairperson	Gabrieleno Band of Mission Indians - Kizh Nation	Letter Sent on August 3, 2021	An electronic mail response from Administrative Specialist Savannah Salas was received on September 2, 2021, indicating the consultation letter was received and a formal letter was attached to concur with the project and request consultation.
Anthony Morales, Chairperson	Gabrieleno/Tongva a San Gabriel Band of Mission Indians	Letter Sent on August 3, 2021	No Response Received
Sandonne Goad, Chairperson	Gabrielino / Tongva Nation	Letter Sent on August 3, 2021	No Response Received
Robert Dorame, Chairperson	Gabrielino Tongva Indians of California Tribal Council	Letter Sent on August 3, 2021	An electronic mail response from Tribal Monitor Christine Conley was received on August 4, 2021, indicating the tribe's interest to assisting with this project and the tribe's treatment plan was attached.
Christina Conley, Tribal Consultant and Administrator	Gabrielino Tongva Indians of California Tribal Council	Letter Sent on August 3, 2021	No Response Received
Charles Alvarez	Gabrielino-Tongva Tribe	Letter Sent on August 3, 2021	No Response Received
Fred Collins, Spokesperson	Northern Chumash Tribal Council	Letter Sent on August 3, 2021	No Response Received
Mark Vigil, Chief	San Luis Obispo County Chumash Council	Letter Sent on August 3, 2021	No Response Received
Kenneth Kahn, Chairperson	Santa Ynez Band of Chumash Indians	Letter Sent on August 3, 2021	An electronic mail response from Administrative Assistant and Culture Resource Management Helen Rubio was received on August 23, 2021, stating that no further consultation is needed and a formal letter was attached.

CONCLUSIONS AND RECOMMENDATIONS

The cultural resources assessment of the 20 parcels for the EIR for the City of Agoura Hills General Plan 2035 Update is comprised of SCCIC records search results and the SLF and City's tribal consultation results completed to date. This information was applied in reviewing the goals, policies and mitigation identified in the 2010 EIR to determine if any revision were necessary.

Based on these findings in this updated record search, it shows that a large percentage of the parcels have never been subject to cultural resource investigation. Additionally studies completed prior to 2014 were not subject to Native American consultation under CEQA Assembly Bill (AB) 52. Of the 40 reports that were completed within these 20-parcels the most recent was completed in 2006, with a handful of archaeological testing and monitoring studies completed (most recent in 2014). The results on known resources indicate the area is sensitive for archaeological and tribal cultural resources.

In sum, the policy, goals and measures presented in the 2010 EIR General Plan Update are acceptable with the following changes; CEQA Assembly Bill 52 Tribal Cultural Resources Policy Goal 3.4 and the removal of Paleontological Resources from the Goals (refer to Geology for paleontology). With implementation of these goals, policies, and measures future development projects under this General Plan Update will result in less than significant impacts to cultural resources:

Goal HR-1 City that Values its Historic Resources: The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policy HR-1.1 Appreciation and Protection of Historic Resources: Enhance community appreciation of the importance of the City's historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible.

Policy HR-1.2 Maintenance of Historic Resources: Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community.

Policy HR-1.3 Community Education: Utilize Agoura Hills 'historic resources as opportunities to educate and engage the community in cultural and civic activities.

Goal HR-3 City that Recognizes its Archaeological and Tribal Cultural Resources: The protection of significant archaeological and paleontological resources in Agoura Hills.

Policy HR-3.1 Recognition of Archaeological Resources: Require that the potential for the presence of significant archaeological resources be considered prior to the development of a property.

Policy HR-3.2 Protection of Archaeological Resources: Require that significant archaeological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources.

Policy HR-3.3 Human Remains: Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and the California Native Heritage Commission, as appropriate, and following relevant procedures.

Policy HR-3.4 Tribal Cultural Resources: Comply with CEQA AB 52 Tribal Consultation when a project has been identified requiring a Negative Declaration, Mitigated Negative Declaration, or Notice of Preparation for an Environmental Impact Report. Additionally, Chumash representatives responded to Senate Bill 18 consultation and require excavation of deposits of Native American origin be coordinated with and monitored by a recognized Chumash representative.



Implementation Measure HR-7: For any project involving the demolition, relocation, or alteration of a structure, or a change to the structure’s immediate setting, in which the structure is over 45 years old, and which potentially exhibits characteristics of an historic resource pursuant to CEQA Guidelines Section 15064.5, during the project review and entitlement process, the City shall require an assessment of the potential historic significance of the structure by a professional historic resource consultant as part of the application. If the resource is considered historical per CEQA, the assessment shall make recommendations for mitigating potential impacts to the structure, or identify requirements for the proper documentation per state or federal guidelines of any significant historic structure proposed for demolition, which shall be made conditions of project approval, as approved by the Director of Planning and Community Development.

Sincerely,

Rachael Nixon, M.A., RPA
Senior Archaeologists
Cultural Resources Program Manager
Kleinfelder

Gregorio Pacheco, B.A.
Archaeologist
Cultural Resources Project Manager
Kleinfelder

APPENDICES

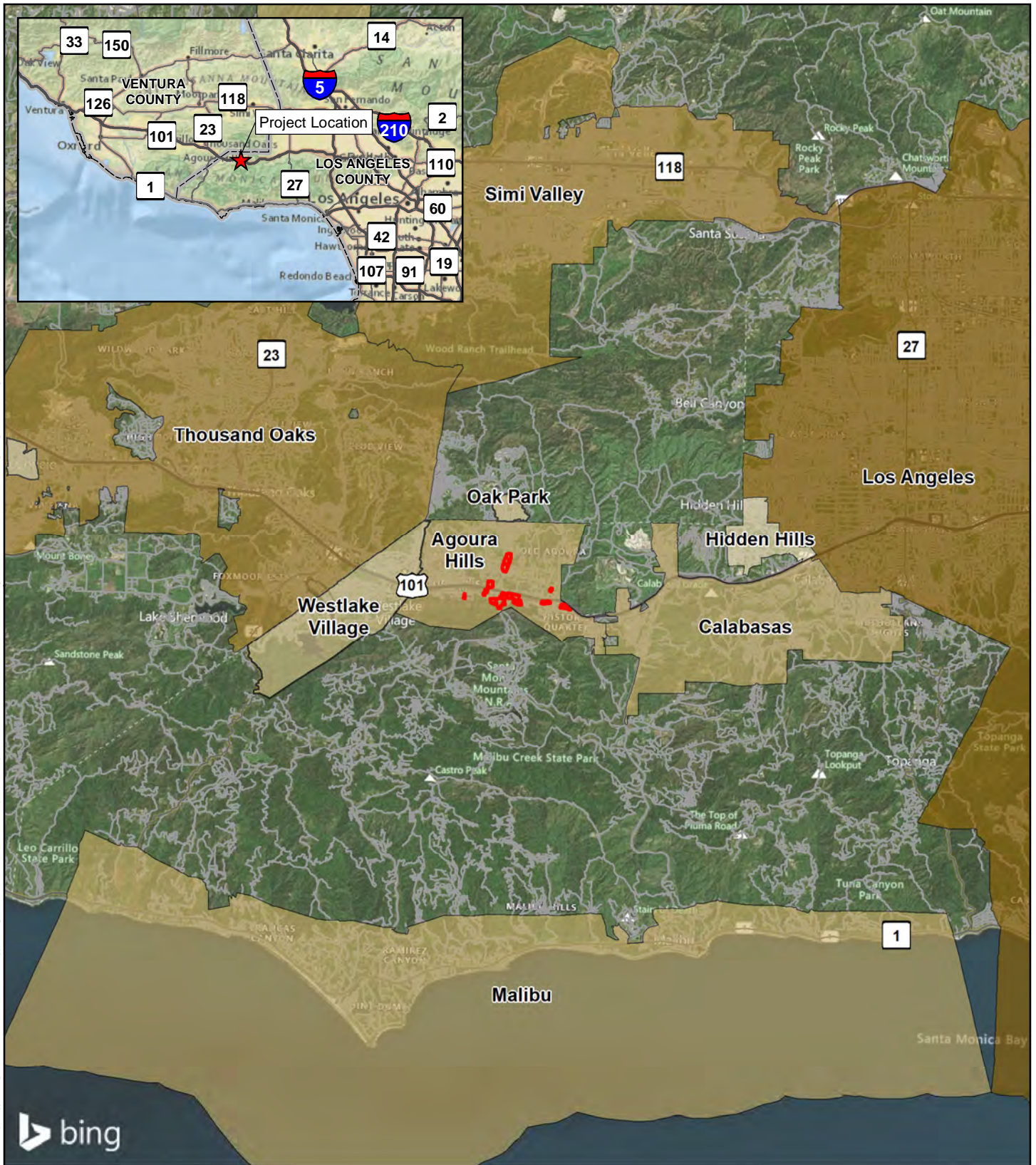
- Attachment A:** Figures (Figure 4 – CONFIDENTIAL)
- Attachment B:** General Plan Update Potential Housing Sites Map
- Attachment C:** SCCIC Records Search Results (CONFIDENTIAL)
- Attachment D:** NAHC SLF Search Results and Coordination

REFERENCES

City of Agoura Hills. 2010. City of Agoura Hills General Plan 2035 EIR. February 2010.



Appendix A: Figures (Figure 3 – CONFIDENTIAL)



Created By: atgplanning; Document Path: C:\Users\AF\p\proj\OneDrive - KleinFelder\Desktop\Local Projectal - POST - MIGRATION\20220817\001\A_AgouraHills_Bx\KUM\BID - CULT - Fig 1 - AgouraHills_RegionalVicinity.mxd



Source: Bing Maps

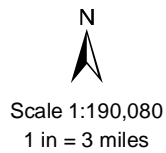
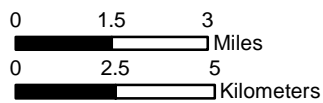
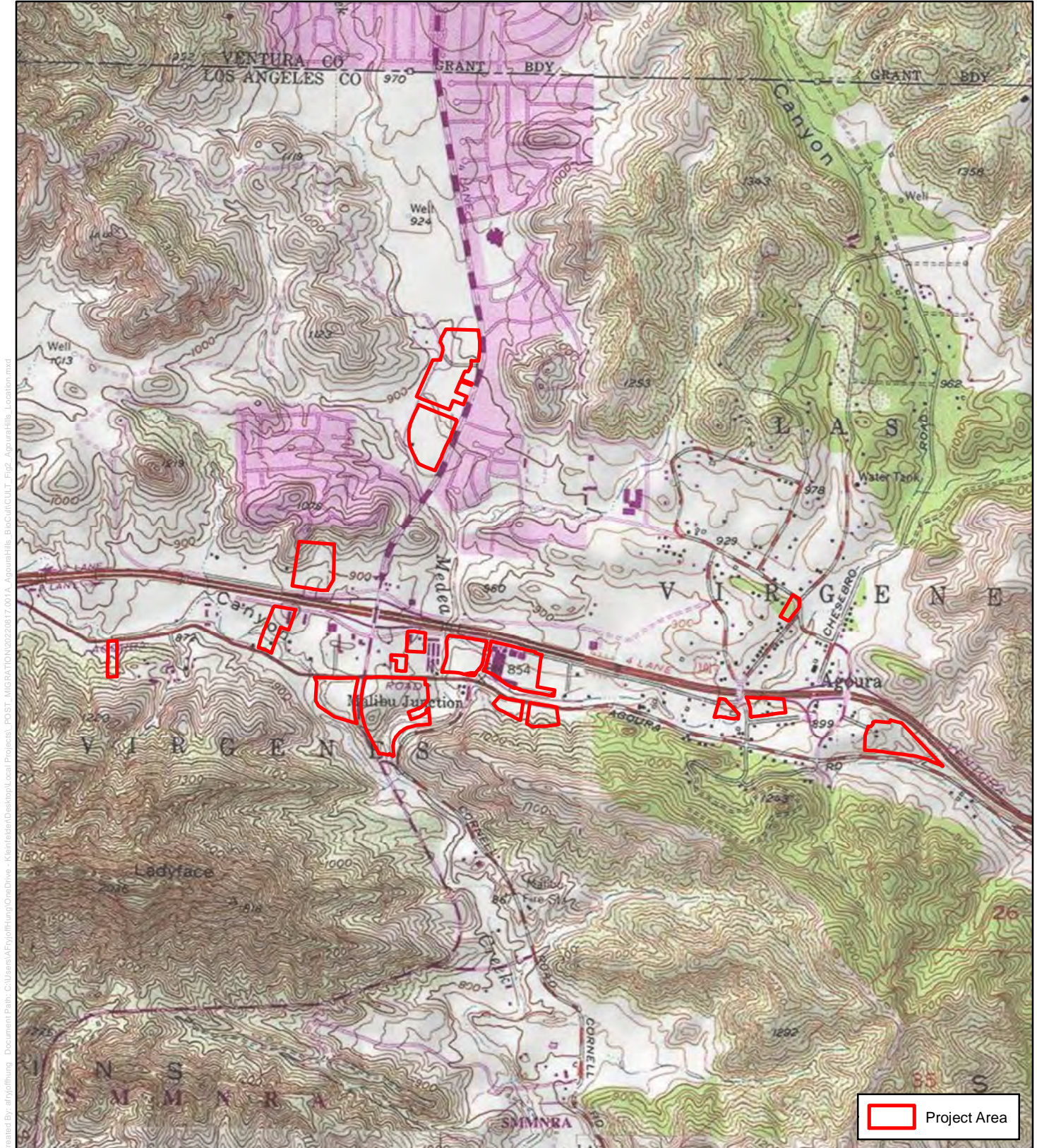


Figure 1. Regional Vicinity
Agoura Hills
Los Angeles County, California





Created By: atp0101010; Document Path: C:\Users\AF\Pyro\Hunt\OneDrive - KleinFelder\Desktop\Local Projects\POST_MIGRATION\20220817\001A_AgouraHills_BeClearCULT_Tmp2_AgouraHills_Location.mxd



USGS 7.5' Quad: CALABASAS (1967) and THOUSAND OAKS (1981)
 Legal Description: T01N, R18W, SEC 21, 22, 26-28

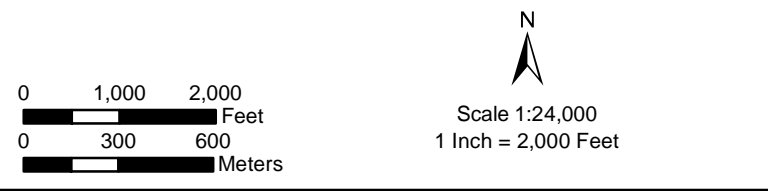


Figure 2. Project Location
 Agoura Hills
 Los Angeles County, California

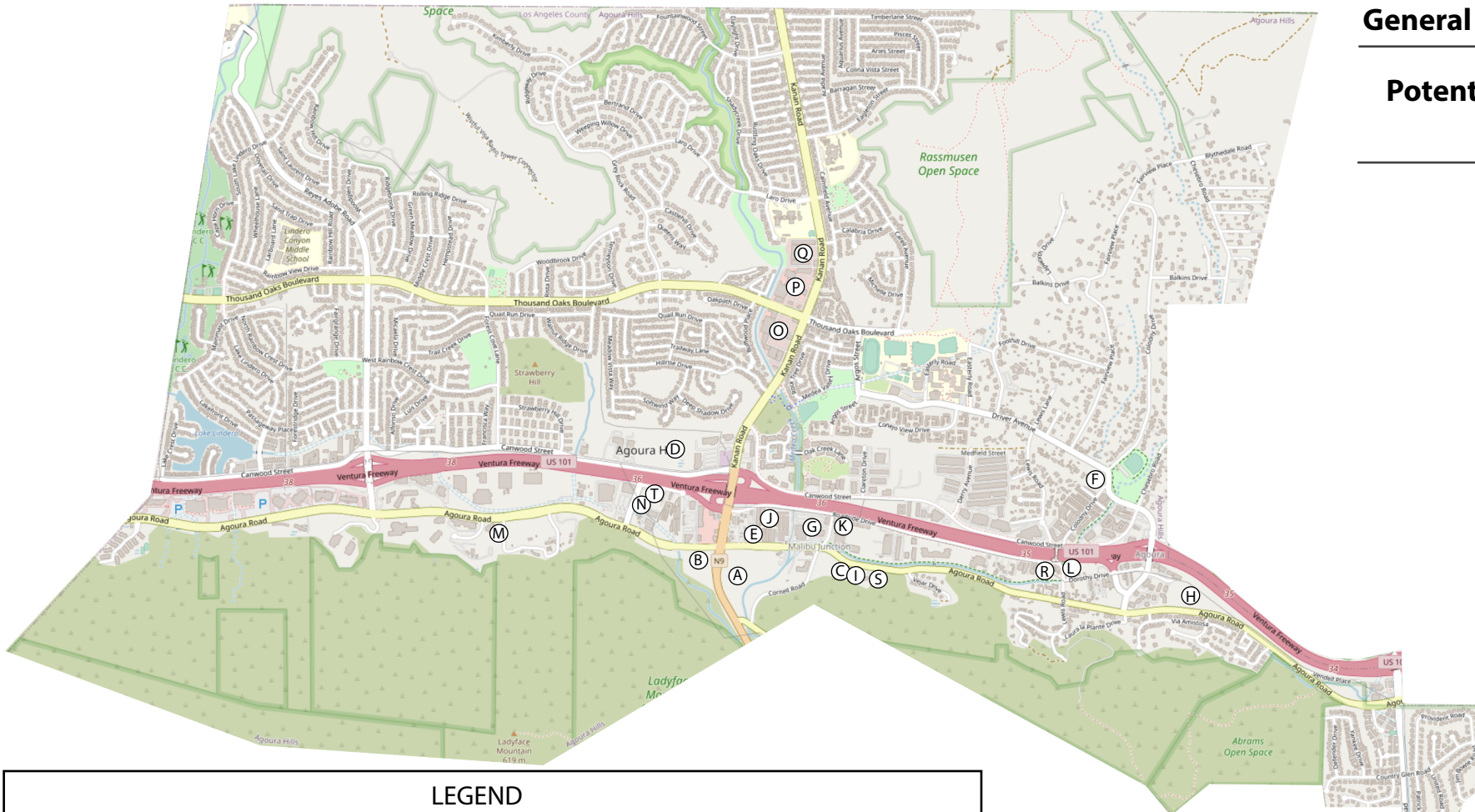




Appendix B: General Plan Update Potential Housing Sites Map

CITY of AGOURA HILLS General Plan Update

Potential Housing Sites



LEGEND

- | | |
|--|---|
| A SE Corner of Kanan Road/Agoura Road | K 28912 Agoura Road |
| B SW Corner of Kanan Road/Agoura Road | L 28263 Dorothy Drive |
| C 28902 Agoura Road | M SE Corner of Ladyface Court/Agoura Road |
| D NW Corner of Kanan Road/Canwood Street | N 29360 Roadside Drive |
| E SE Corner of Kanan Road/Agoura Road | O 5675 Kanan Road |
| F SW Corner of Driver Avenue/Colodny Drive | P 5801 Kanan Road |
| G 29045 Agoura Road | Q 5835 Kanan Road |
| H NE Corner of Driver Avenue/Agoura Road | R NW Corner of Lewis Road/Dorothy Drive |
| I SE Corner of Cornell Road/Agoura Road | S SW Corner of Agoura Road/Vejar Drive |
| J 29112 & 29130 Roadside | T SE Corner of Roadside Drive |

Source: City of Agoura Hills, 2021.



Figure _____



Appendix C: SCCIC Records Search Results (CONFIDENTIAL)

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

9/3/2021

Records Search File No.: 22682.8857

Gregorio Pacheco
Kleinfelder/GANDA
201 N Brand Blvd, Suite 200
Glendale CA 91203

Re: Records Search Results for the 20220817.001A Agoura Hills Bio & Cul Constraint Desktop Assessment Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Calabasas and Thousand Oaks, CA USGS 7.5' quadrangles. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps shape files hand drawn maps

Resources within project area: 3	19-000041, 19-000243, 19-000972
Resources within ¼-mile radius: 24	SEE ATTACHED LIST
Reports within project area: 40	LA-00081, LA-00393, LA-00521, LA-00530, LA-00531, LA-00556, LA-00623, LA-00725, LA-00747, LA-00802, LA-00819, LA-00926, LA-00950, LA-01168, LA-01768, LA-01916, LA-02559, LA-03256, LA-03355, LA-03529, LA-03543, LA-03546, LA-03557, LA-03580, LA-03642, LA-03674, LA-03766, LA-06601, LA-07675, LA-07676, LA-08119, LA-10092, LA-10208, LA-10778, LA-10779, LA-10785, LA-11835, LA-11836, LA-12799, LA-12981
Reports within ¼-mile radius: 55	SEE ATTACHED LIST

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed

Report Database Printout (details): enclosed not requested nothing listed
Report Digital Database (spreadsheet): enclosed not requested nothing listed
Resource Record Copies: enclosed not requested nothing listed
Report Copies: enclosed not requested nothing listed
OHP Built Environment Resources Directory (BERD) 2019: available online; please go to
https://ohp.parks.ca.gov/?page_id=30338
Archaeo Determinations of Eligibility 2012: enclosed not requested nothing listed
Los Angeles Historic-Cultural Monuments enclosed not requested nothing listed
Historical Maps: enclosed not requested nothing listed
Ethnographic Information: not available at SCCIC
Historical Literature: not available at SCCIC
GLO and/or Rancho Plat Maps: not available at SCCIC
Caltrans Bridge Survey: not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
Shipwreck Inventory: not available at SCCIC; please go to
http://shipwrecks.sl.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

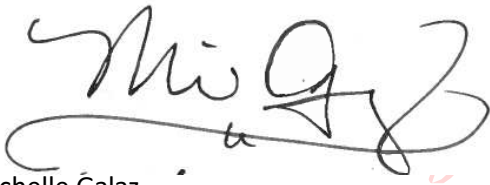
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,



Michelle Galaz
Assistant Coordinator

Digitally signed by Michelle

Galaz

Date: 2021.09.03 17:21:30

-07'00'

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 122 shapes

(X) Resource Database Printout (list) – 4 pages

(X) Resource Database Printout (details) – 6 pages

(X) Resource Digital Database (spreadsheet) – 27 lines

(X) Report Database Printout (list) – 11 pages

(X) Report Database Printout (details) – 102 pages

(X) Report Digital Database (spreadsheet) – 95 lines

(X) Resource Record Copies – (within project area) – 35 pages

(X) Invoice #22682.8857

Emergency Protocols for LA, Orange, and Ventura County BULK or SINGLE PROJECT Records Searches IF YOU HAVE A GIS PERSON ON STAFF ONLY!!

These instructions are for qualified consultants with a valid Access and Use Agreement.

WE ARE ONLY PROVIDING DATA THAT IS ALREADY DIGITAL AT THIS TIME. SAN BERNARDINO COUNTY IS NOT DIGITAL AND THESE INSTRUCTIONS DO NOT APPLY.

Some of you have a fully digital operation and have GIS staff on board who can process a fully digital deliverable from the Information Center. IF you can accept shape file data and do not require a custom map made for you by the SCCIC, and you are willing to sort the data we provide to you then these instructions are for you. Read further to be sure. You may have only one project at this time or some of you have a lot of different search locations that can be processed all at once. This may save you a lot of time getting results back and if we process your jobs in bulk, and you may enjoy significant cost savings as well. If you need individual invoice or summaries for each search location, then bulk processing is not for you and you need to submit a data request form for each search location.

Bulk processing will work for you if you have a GIS person on staff who can sort bulk data for you and make you any necessary project maps. This type of job can have as many job locations as you want but the point is that we will do them in bulk – at the same time - not one at a time. We send all the bulk data back to you and you sort it. This will work if you need searches in LA, Orange, or Ventura AND if they all have the same search radius and if all the other search criteria is the same– no exceptions. This will not work for San Bernardino County because we are not fully digital for San Bernardino County. You must submit all your shape files for each location at the same time and this will count as one search. If you have some that need a different radius, or different search criteria, then you should submit that job separately with its own set of instructions.

INSTRUCTIONS FOR BULK PROCESSING:

Please send in your requests via email using the data request form along with the associated shape files and pdf maps of the project area(s) at 1-24k scale. PDFs must be able to be printed out on 8.5X 11 paper. We check your shape file data against the pdf maps. This is where we find discrepancies between your shape files and your maps. This is required.

Please use this data request form and make sure you fill it out properly.

<http://web.sonoma.edu/nwic/docs/CHRISDataRequestForm.pdf>

DELIVERABLES:

1. A copy of the Built Environment Resources Directory or BERD for Los Angeles, Orange, Ventura, or San Bernardino County can now be found at the OHP Website for you to do your own research. This replaces the old Historic Properties Directory or HPD. We will not be searching this for you at this time but you can search it while you are waiting for our results to save time.

You will only get shapefiles back, which means that you will have to make your own maps for

each project location. **WARNING!** If you don't request the shape files, you won't be able to tell which reports are in the project area or the search radius. Please note that you are charged for each map feature even if you opt out of receiving shape files. You cannot get secondary products such as bibliographies or pdfs of records in the project area or search radius if you don't pay for the primary products (shape files) as this is the scaffolding upon which the secondary products are derived. If you do not understand the digital fee structure, ask before we process your request and send you data. You can find the digital fee structure on the OHP website under the CHRIS tab. In order to keep costs down, you must be willing to make adjustments to the search radius or what you are expecting to receive as part of the search. Remember that some areas are loaded with data and others are sparse – our fees will reflect that.

2. You will get a bulk processed bibliographies for resources and reports as selected; you will not get individual bibliographies for each project location.
3. You will get pdfs of resources and reports if you request them, provided that they are in digital formats. We will not be scanning records or reports at this time.
4. You will get one invoice for the bulk data processing. We can't bill this as individual jobs on separate invoices for you. If there are multiple project names, we are willing to reference all the job names on the invoice if needed. If there are a lot of job id's we may ask you to send them in an email so that we can copy and paste it into the invoice details. If you need to bill your clients for the data, you can refer to our fee schedule on the OHP website under the CHRIS tab and apply the fees accordingly.
5. We will be billing you at the staff rate of \$150 per hour and you will be charged for all resources and report locations according to the CHRIS Fee Structure. (\$12 per GIS shape file; 0.15 per pdf page, or 0.25 per excel line; quad fees will apply if your research includes more than 2 quads). Discounts offered early on in our Covid-19 response will no longer be offered on any records searched submitted after October 5th, 2020.)
6. Your packet will be sent to you electronically via Dropbox. We use 7-zip to password protect the files so you will need both on your computers. We email you the password. If you can't use Dropbox for some reason, then you will need to provide us with your Fed ex account number and we will ship you a disc with the results. As a last resort, we will ship on a disc via the USPS. You may be billed for our shipping and handling costs.

I may not have been able to cover every possible contingency in this set of instructions and will update it if necessary. You can email me with questions at scic@fullerton.edu

Thank you,

Stacy St. James

South Central Coastal Information Center

Los Angeles, Orange, Ventura, and San Bernardino Counties



Appendix D: NAHC SLF Search Results and Coordination

NATIVE AMERICAN HERITAGE COMMISSION

July 27, 2021

Allison Cook
City of Agoura Hills

Via Email to: acook@agourahillscity.org

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, General Plan Update Project, Los Angeles County

Dear Ms. Cook:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code § 65352.3 and § 65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission. The request form can be found at <http://nahc.ca.gov/wp-content/uploads/2015/08/Local-Government-Tribal-Consultation-List-Request-Form-Update.pdf>.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Andrew Green". The signature is written in a cursive, flowing style.

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
7/27/2021**

Barbareno/Ventureno Band of Mission Indians

Julie Tumamait-Stenslie,
Chairperson
365 North Poli Ave
Ojai, CA, 93023
Phone: (805) 646 - 6214
jtumamait@hotmail.com
Chumash

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTtribalcouncil@aol.com
Gabrieleno

Chumash Council of Bakersfield

Julio Quair, Chairperson
729 Texas Street
Bakersfield, CA, 93307
Phone: (661) 322 - 0121
chumashtribe@sbcglobal.net
Chumash

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com
Gabrielino

Coastal Band of the Chumash Nation

Mariza Sullivan, Chairperson
P. O. Box 4464
Santa Barbara, CA, 93140
Phone: (805) 665 - 0486
cbcntribalchair@gmail.com
Chumash

Gabrielino Tongva Indians of California Tribal Council

Christina Conley, Tribal
Consultant and Administrator
P.O. Box 941078
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu
Gabrielino

Fernandeno Tataviam Band of Mission Indians

Rudy Ortega, Tribal President
1019 Second Street, Suite 1
San Fernando, CA, 91340
Phone: (818) 837 - 0794
Fax: (818) 837-0796
rortega@tataviam-nsn.us
Tataviam

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com
Gabrielino

Fernandeno Tataviam Band of Mission Indians

Jairo Avila, Tribal Historic and
Cultural Preservation Officer
1019 Second Street, Suite 1
San Fernando, CA, 91340
Phone: (818) 837 - 0794
Fax: (818) 837-0796
jairo.avila@tataviam-nsn.us
Tataviam

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com
Gabrielino

Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org
Gabrieleno

Northern Chumash Tribal Council

Fred Collins, Spokesperson
P.O. Box 6533
Los Osos, CA, 93412
Phone: (805) 801 - 0347
fcollins@northernchumash.org
Chumash

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65352.4 et seq for the proposed General Plan Update Project, Los Angeles County.

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
7/27/2021**

***San Luis Obispo County
Chumash Council***

Mark Vigil, Chief
1030 Ritchie Road Chumash
Grover Beach, CA, 93433
Phone: (805) 481 - 2461
Fax: (805) 474-4729

***Santa Ynez Band of Chumash
Indians***

Kenneth Kahn, Chairperson
P.O. Box 517 Chumash
Santa Ynez, CA, 93460
Phone: (805) 688 - 7997
Fax: (805) 686-9578
kkahn@santaynezchumash.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65352.4 et seq for the proposed General Plan Update Project, Los Angeles County.

Subject: FW: [DMARC: SUSPECT SENDER] Re: Native American Tribal Consult
Date: Wednesday, August 4, 2021 at 11:37:41 AM Pacific Daylight Time
From: Allison Cook
To: Curtis Zacuto, Katrina Hardt-Holoch
Attachments: GTIOC- Cultural Resource Monitoring Recommendations.pdf, GTIOC- Recovery and Reburial Procedures.pdf, GTIOC-Procedures for the Treatment and Diposition of Human Remains and Associated Grave Goods at Gabrielino Tongva Ancestral Sites.pdf, PastedGraphic-1.png

Hi – Here’s information from one of the Chumash tribes.

From: Christina Marsden-Conley <christina.marsden@alumni.usc.edu>
Sent: Wednesday, August 4, 2021 8:37 AM
To: Allison Cook <ACook@agourahillscity.org>
Subject: [DMARC: SUSPECT SENDER] Re: Native American Tribal Consult

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Good morning Allison,
Thank you for your update. I look forward to assisting you in your projects and have attached our treatment plans.

Take good care,
Christina

CHRISTINA CONLEY
Native American Monitor
Cultural Resource Administrator Under Tribal Chair, Robert Dorame (MLD)
626.407.8761

GABRIELINO TONGVA INDIANS OF CALIFORNIA



On Aug 3, 2021, at 3:39 PM, Allison Cook <ACook@agourahillscity.org> wrote:

<PDF Letter to Christina Conley (8-3-21).pdf>



GABRIELINO TONGVA INDIANS OF CALIFORNIA

PO Box 490 Bellflower, California 90707

GTongva@gmail.com

562.761.6417

CULTURAL RESOURCE MONITORING RECOMMENDATIONS

The Gabrielino Tongva Indians of California (GTIOC) has a goal to ensure your project falls under the compliancy guidelines that have been established by Assembly Bill 52. In addition, we want to preserve our family's human remains and associated grave goods at ancestral sites while engaging in a meaningful and productive relationship with your team. We appreciate the opportunity to work with you in accomplishing the aforementioned.

A qualified and certified indigenous tribal member of the Gabrielino Tongva Indians of California (GTIOC) will provide the professional monitoring required for the project. The GTIOC monitor will oversee all mechanical and hand soil disturbances including asphalt, cement, slurry and redeposited fill sediments and not limited to vegetation, tree and grubbing removal.

The GTIOC monitor will be responsible for observing all mechanical and hand labor excavations to include paddle scrapers, blade machines, front-end loaders, back hoe, boring and drill operations as well as hydraulic and electric chisels. Associated work using tools such as picks and other non-electric or gasoline tools that are not regarded as mechanical will be monitored for their soil disturbances.

Soils that are removed from the work site are considered culturally sensitive and are subject to inspection. These soils whether placed in a dump truck or spots piles are to be inspected. The monitor will temporarily hold excavations until a determination is made on the sensitivity of the of the soil. If the soils are sensitive, an archeological monitor will verify the find and notify site supervisor.

The GTIOC monitor may make recommendations during the course of the project when a cultural area has been impacted. The GTIOC monitor will be authorized to halt or redirect excavation activities to another area as an assessment is made. Both archeological and GTIOC will work together to insure that the area is warranted as being culturally sensitive before a determination is made. Avoidance and directing an alternative route from this culturally sensitive area is highly recommended.

Any artifacts associated within the site that are not associated with any burials are subject to collection by the designated archaeologist for purposes of data and information vital for their final report. The GTIOC monitor does not collect artifacts for any reason. Unauthorized removal of artifacts will jeopardize sites orientation and successful data recovery. Only a qualified archeologist will remove artifacts for their reports. The land owner will work with the

GTIOC monitor to ensure that a proper repository is established. A final report will be issued to the cultural consultant by the archeological company.

It is the sole responsibility of the GTIOC monitor to provide the client with a written daily field report that includes photos of his/her accounting of the soil disturbances of the daily activities. This perspective of the daily activities by the GTIOC monitor will enhance the information gathered by the field archeologist. The Daily report will include observations the GTIOC visually observed the project site at the beginning of each work day (i.e. weather conditions, overnight disturbances).



GABRIELINO TONGVA INDIANS OF CALIFORNIA

PO Box 490 Bellflower, California 90707

GTongva@gmail.com

562.761.6417

RECOVERY AND REBURIAL PROCEDURES

The Gabrielino Tongva Indians of California (GTIOC) has a goal to ensure your project falls under the compliancy guidelines that have been established by Assembly Bill 52. In addition, we want to preserve our family's human remains and associated grave goods at ancestral sites while engaging in a meaningful and productive relationship with your team. We appreciate the opportunity to work with you in accomplishing the aforementioned.

Specific methods of recovery and reburial procedures have been developed and adopted by the Gabrielino Tongva Indians of California and are required to adhere to when recovering Gabrielino Tongva remains. Conditions may arise where altering some of these guidelines will be considered. Consultation with the Most Likely Descendant (MLD) and the GTIOC monitor(s) assigned to the site should then be scheduled to determine other procedures that may be acceptable to the Gabrielino Tongva Nation.

EXCAVATION:

1. Consultation between the MLD and the archeological firm must take place before the the recovery of the remains and during the process of extraction.
2. A 50 foot perimeter for each uncovered burial will be required to safeguard further destruction until the area is examined for additional remains and associated grave goods.
3. In the event blade machines are operating in an adjacent area, a maximum of 2" cuts or less will be permitted in all cultural areas.
4. If more than one area is being excavated for extraction of remains simultaneously, an additional GTIOC must be required. Each excavated burial will be monitored exclusively.
5. Wooden tools are preferred for process of recovery; electric chisels and other power tools should be avoided.
6. If remains are pedestaled, they will be placed on plywood for removal. If remains cannot be pedestaled due to soil conditions, remains just be carefully placed in cloth bags.
7. Soils adjacent to burials will be saved for reburial in plastic containers.
8. No photography (both film and digital) or video is allowed to be taken of the remains or the site. Drawings of remains are permitted to retain the orientation of the ancestors for reinterment purposes only. Coroner photographs of the remains may not be published for any purpose.

TESTING:

1. DNA testing cannot be undertaken.
2. No invasive testing which would compromise the integrity of the remains is permitted.

3. Macroscopic analysis is permitted.
4. Any associated grave goods (such as shell) may be used for dating purposes of each burial.
5. When remains are unearthed, the 1'X 1' test pits will be allowed to establish the extent of the burial area when necessary.
6. All windrows within a 50 foot area must be screened (either wet or dry).

STORAGE:

1. Natural cotton bags and sheeting or cotton drop cloths will be used to store remains until the time of reinterment. Deer or other native hides may be used to cover the bagged and wrapped remains until the reburial and may become the burial wrapping.
2. Bone fragments are also subject to be bagged in cotton.
3. Until the scope of the project is completed, storage of ancestors should be done in close proximity to location of excavation or protected area must be provided by landowner or archeologist.

REBURIAL:

1. Efforts should be made to keep the remains within the same location or in close proximity to the removal site as possible. It is preferable to repatriate the remains within a 1/2 mile radius of the original grave site. If it is not possible to identify a proper location within the 1/2 mile radius, a secure location will be valued over distance.
2. If the preponderance of remains is uncovered in or excavated from one area, the reinterment should be in that area.
3. The reburial site should offer the best long-term protection against any additional disturbances.
4. Each reburial requires approximately 4' X 5 1/2' when fully articulated and should be at a depth of 6-10 feet. The purpose of this depth is to ensure difficulty in disturbing the reburial and to allow adequate room for capping if necessary.
5. Any isolated bone fragments uncovered on site may be buried together in an individual burial pit with indigenous animal skins, sea weed, or the cotton cloth used for all bagged fragments.
6. All associated grave goods and artifacts along with soils will be buried together with the ancestors.
7. No drawings of any other images of ancestral remains may be used for publication without consultation and the approval of the GTIOC monitors and appointed MLD for the site.

COSTS:

1. The landowner(s) will be responsible for all costs related to the proper storage and and reburial of remains excavated on their property to include all burial materials as required in these procedure guidelines.
2. Landowner(s) will be financially responsible for providing reburial plots that are acceptable by the MLD.



GABRIELINO TONGVA INDIANS OF CALIFORNIA

PO Box 490 Bellflower, California 90707

GTongva@gmail.com 562.761.6417

Procedures for the Treatment and Disposition of Human Remains and Associated Grave Goods at Gabrielino Tongva Ancestral Sites

The Gabrielino Tongva Indians of California (GTIOC) has a goal to ensure your project falls under the compliancy guidelines that have been established by Assembly Bill 52. In addition we want to preserve our family's human remains and associated grave goods at ancestral sites while engaging in a meaningful and productive relationship with your team. We appreciate the opportunity to work with you in accomplishing the aforementioned.

GABRIELINO TONGVA NATIONS TERRITORY

The borders of the Gabrielino Tongva Nations territory extends clockwise along the Santa Susana and San Gabriel Mountains, through Cucamonga to Redlands, south through Riverside, veering southwest past Lee Lake to Aliso Creek and up the coast of the Pacific Ocean to Malibu. In addition, San Clemente, Santa Catalina and San Nicholas Islands are included in the nation's territory. Individual Gabrielino Tongva tribes affiliate with territories based on ancient village sites. Members of the Tongva Nation may have lineal descendance to more than one village site due to marriages between tribes within the Gabrielino Tongva Nations. The Gabrielino Tongva Indians of California falls under the umbrella of the Gabrielino Tongva Nations.

CULTURAL RESOURCES AND LAND DEVELOPMENT

The required Environmental Impact Report (EIR) shall include the consultation of the (GTIOC) cultural consultant prior to submission of the draft EIR to the appropriate government entities to insure all steps have been taken to identify culturally sensitive and non-culturally sensitive areas. Sensitive areas are defined as places that are likely to contain human remains, associated grave goods and patrimonial objects. Conducting consultation under the California Environmental

Act (AB 52) may include the California Environmental Quality Act (CEQA) and/or Coastal Commission Guidelines, to insure EIR compliance.

If a culturally sensitive area is identified, an archeological survey must be completed before any movement of soil (to include hand shoveling, grading or excavation) takes place. The survey must be conducted by a qualified archaeologist who is knowledgeable and experienced in working in the Gabrielino Tongva geographical area. If an archeologist has little or no experience in the Gabrielino Tongva territory, a qualified, experienced Gabrielino Tongva cultural consultant will assist in the archeological survey.

TREATMENT PLAN FOR HUMAN REMAIN DISCOVERY

In the event that human remains, associated grave goods, patrimonial or sacred items are encountered during excavation: all construction must be halted until the proper authorities are contacted. Authorities, to include the county coroner and law enforcement, will evaluate and make a determination and a formal review of the find. The county coroner has the legal responsibility for determining whether or not the remains are native indigenous people.

If it is established that the remains are of native indigenous people, the Native American Heritage Commission (NAHC) will be contacted by the coroner under the California Health and Safety Code (Senate Bill 297, Chapter 1492, statutes of 1982 and section 7050.50). A Most Likely Descendent (MLD) will be assigned by the NAHC to ensure the ancestor(s) will be treated with dignity and respect (Public Resource Code 5097.98). A certified osteologist will be retained to verify the human remains authenticity and work to help remove the ancestor(s) from the site area with the discretion and advise from the MLD. The GTIOC monitor(s) assigned to the project will assist the osteologist and archeological monitors in the recovery process. The MLD will determine where the ancestors will be housed pending a final decision for the reinterment of the ancestor(s).

CONFIDENTIALITY

Any and all information provided about the location of an archeological or sacred site by our GTIOC cultural consultant will not be disclosed reproduced both digitally or on paper. Furthermore, the location must not be published for public viewing which includes any reports either preliminary or final and must be kept confidential to maintain the integrity and compliance of the archeological or sacred site.

Subject: Re: City of Agoura Hills General Plan Update
Date: Tuesday, August 24, 2021 at 8:16:16 AM Pacific Daylight Time
From: Curtis Zacuto
To: Allison Cook, Katrina Hardt-Holoch

Thanks Allison.

From: Allison Cook <ACook@agourahillscity.org>
Date: Tuesday, August 24, 2021 at 7:11 AM
To: Curtis Zacuto <curtis@ecotierraconsulting.com>, Katrina Hardt-Holoch <katrina@ecotierraconsulting.com>
Subject: FW: City of Agoura Hills General Plan Update

FYI.

From: Helen Rubio <hrubio@santaynezchumash.org>
Sent: Monday, August 23, 2021 2:07 PM
To: Allison Cook <ACook@agourahillscity.org>
Cc: Kelsie Shroll <kshroll@santaynezchumash.org>
Subject: City of Agoura Hills General Plan Update

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good Afternoon,

Please find attached a formal letter stating that no further consultation is needed for the above-mentioned project.

Sincerely Yours,

Helen Rubio

Administrative Assistant | Culture Resource Management

Santa Ynez Band of Chumash Indians | Tribal Hall

hrubio@santaynezchumash.org



Santa Ynez Band of Chumash Indians
Tribal Elders' Council

P.O. Box 517 ♦ Santa Ynez ♦ CA ♦ 93460

Phone: (805)688-7997 ♦ Fax: (805)688-9578 ♦ Email: elders@santaynezchumash.org

August 23, 2021

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301-2583

Att.: Allison Cook, AICP Assistant Planning Director

Re: Tribal Consultation Request Per SB 18 (Government Code Section 65352.3) for the City of Agoura Hills General Plan Update

Dear Mr./Ms./Mrs. Last Name:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, if supplementary literature reveals additional information, or if the scope of the work changes, we kindly ask to be notified.

If you decide to have the presence of a Native American monitor in place during ground disturbance to assure that any cultural items unearthed be identified as quickly as possible, please contact our office or Chumash of the project area.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

Kelsie Merrick

Administrative Assistant | Elders' Council and Culture Department
Santa Ynez Band of Chumash Indians | Tribal Hall
(805) 688-7997 ext. 7516
kmerrick@santaynezchumash.org

Subject: FW: City of Agoura Hills General Plan Update
Date: Thursday, September 2, 2021 at 3:19:59 PM Pacific Daylight Time
From: Allison Cook
To: Katrina Garcia, Curtis Zacuto
Attachments: City of Agoura Hills General Plan Update.pdf, image001.jpg

FYI. Any recommendations on how we should begin tribal consult? So far, we have 3 tribes interested.
Thanks.

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, September 2, 2021 3:02 PM
To: Allison Cook <ACook@agourahillscity.org>
Subject: City of Agoura Hills General Plan Update

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Hello Allison Cook,

Thank you for your letter dated August 3, 2021. Please see the attachment below.

Thank you

Sincerely,

Savannah Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

September 2, 2021

Project Name: City of Agoura Hills General Plan Update

Dear Allison Cook,

Thank you for your letter dated August 3, 2021 regarding the project above. This is to concur that we are in agreement with the General Plan Update. However, our Tribal government would like to request consultation for any and all future projects within this location.

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians.org

admin@gabrielenoindians.org

APPENDIX G: NOISE DATA

This page left intentionally blank

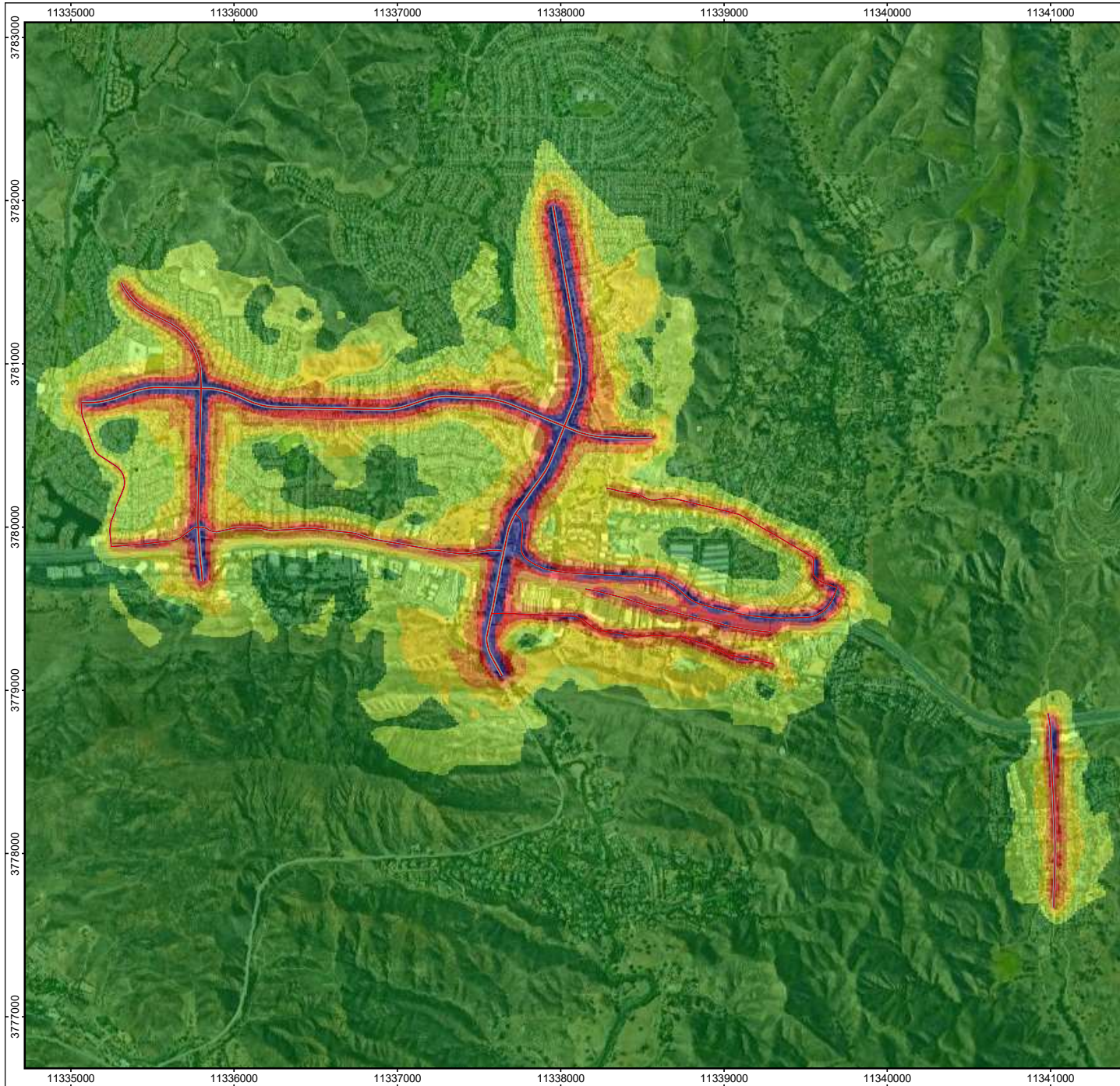


Agoura Hills GP Noise Emission calculation road - 001 - Agoura Hills Roadway - 2029 CNEL: Outdoor GNM

16







Road	Section name	KM	ADT	MSVges	MSVges	MSVges	Gradient
		km	Veh/24h	Day Veh/h	Evening Veh/h	Night Veh/h	%
Liberty Canyon Rd, South of Ventura Free		0.000	6570	426.59	275.94	69.74	-2.1
Roadside Drive, Cornell Rd to Lewis Rd		0.000	5640	366.21	236.88	59.87	0.2
Lake Lindero Rd, Thousand Oaks Blvd to C		0.000	1660	107.78	69.72	17.62	-0.6
Driver Ave, Argos St to Easterly Rd		0.000	7700	499.96	323.40	81.73	4.0
Canwood St, Kanan Rd to Chesebro Rd		0.000	15080	979.14	633.36	160.07	-1.5
Agoura Rd, Kanan Rd to Cornell Rd		0.000	10280	667.48	431.76	109.12	1.8
Canwood St, Lake Lindero Rd to Reyes Ado		0.000	5520	358.41	231.84	58.59	-1.6
Thousand Oaks Blvd, Lake Lindero Rd to R		0.000	15530	1008.36	652.26	164.85	4.0
Kanan Rd, South of Agoura Rd		0.000	31340	2034.91	1316.28	332.67	6.8
Reyes Adobe Rd, Lake Lindero Rd to Thous		0.000	5680	368.80	238.56	60.29	0.4
Palo Comado Canyon Rd, Driver Ave to Che		0.000	17900	1162.25	751.80	190.00	-1.0
Driver Ave, Easterly Rd to Chesebro Rd		0.000	7490	486.33	314.58	79.50	6.9
Agoura Rd, Cornell Rd to Lewis Rd		0.000	9730	631.77	408.66	103.28	6.9
Canwood St, Reyes Adobe Rd to Kanan Rd		0.000	4320	280.50	181.44	45.86	1.1
Thousand Oaks Blvd, Reyes Adobe Rd to Gr		0.000	17880	1160.95	750.96	189.79	0.1
Thousand Oaks Blvd, Grey Rock Rd to Kana		0.000	15650	1016.15	657.30	166.12	-2.9
Thousand Oaks Blvd, East of Kanan Rd		0.000	12020	780.46	504.84	127.59	1.1
Reyes Adobe Rd, Thousand Oaks Blvd to Ca		0.000	13740	892.14	577.08	145.85	-2.2
Reyes Adobe Rd, Canwood St to Agoura Rd		0.000	17580	1141.47	738.36	186.61	-1.4
Kanan Rd, Fountainwood St to Laro Dr		0.000	28450	1847.26	1194.90	301.99	0.8
Kanan Rd, Laro Dr to Thousand Oaks Blvd		0.000	36440	2366.05	1530.48	386.80	1.2
Kanan Rd, Thousand Oaks Blvd to Canwood		0.000	43430	2819.91	1824.06	461.00	6.2

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950





**03322135_Agoura Hills GP Noise
Noise Level Contours
2029 CNEL**

Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Roadway

Length scale 1:2000



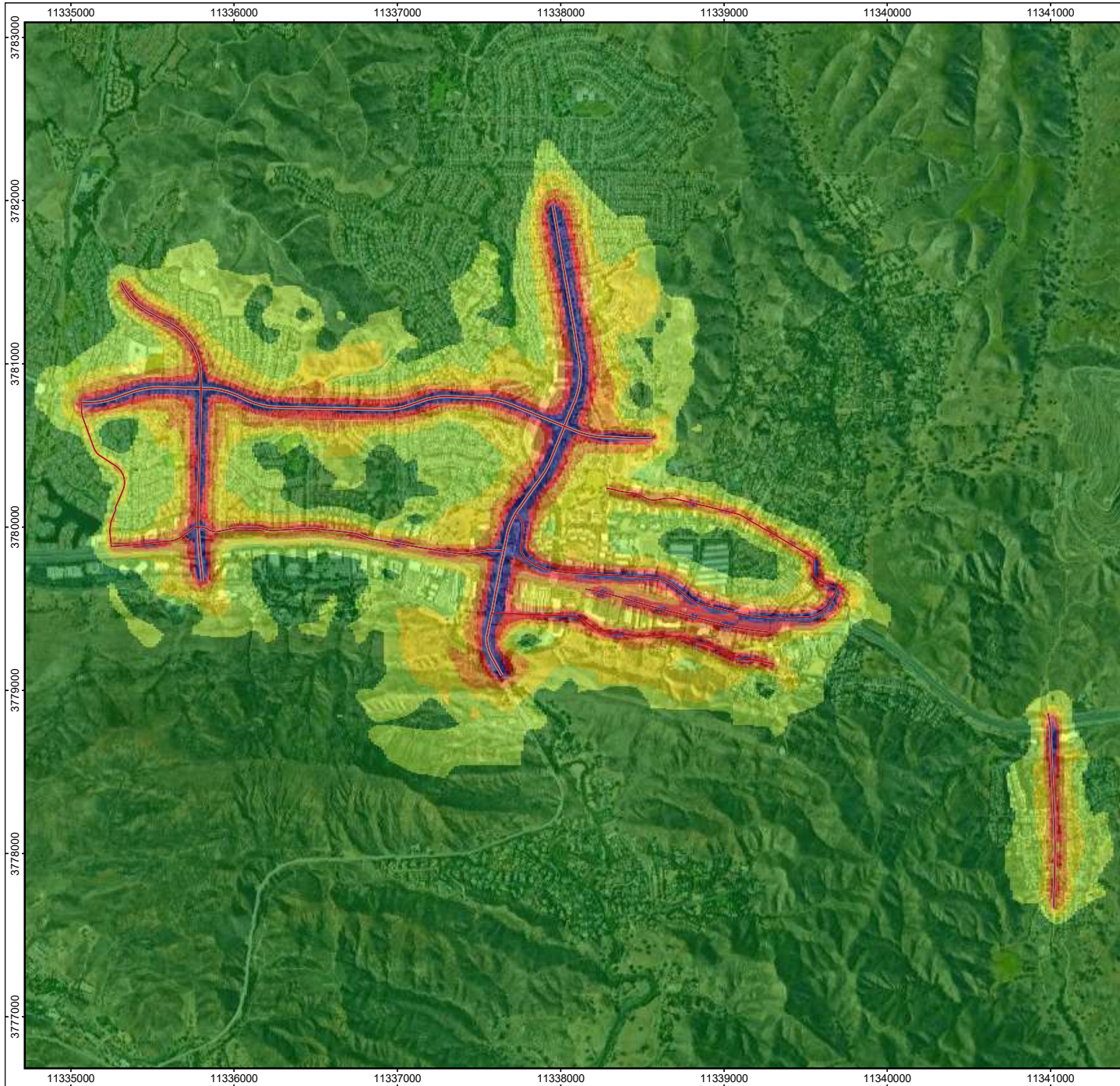
Agoura Hills GP Noise

Emission calculation road - 002 - Agoura Hills Roadway - 2029 CNEL + Update: Outdoor GNM

16

Road	Section name	KM km	ADT Veh/24h	MSVges	MSVges	MSVges	Gradient %
				Day Veh/h	Evening Veh/h	Night Veh/h	
Liberty Canyon Rd, South of Ventura Free		0.000	6580	427.24	276.36	69.85	-2.1
Roadside Drive, Cornell Rd to Lewis Rd		0.000	6500	422.05	273.00	69.00	0.2
Lake Lindero Rd, Thousand Oaks Blvd to C		0.000	1780	115.58	74.76	18.89	-0.6
Driver Ave, Argos St to Easterly Rd		0.000	7780	505.16	326.76	82.58	4.0
Canwood St, Kanan Rd to Chesebro Rd		0.000	15220	988.23	639.24	161.56	-1.5
Agoura Rd, Kanan Rd to Cornell Rd		0.000	11650	756.43	489.30	123.66	1.8
Canwood St, Lake Lindero Rd to Reyes Ado		0.000	5670	368.15	238.14	60.19	-1.6
Thousand Oaks Blvd, Lake Lindero Rd to R		0.000	16410	1065.50	689.22	174.19	4.0
Kanan Rd, South of Agoura Rd		0.000	32020	2079.06	1344.84	339.89	6.8
Reyes Adobe Rd, Lake Lindero Rd to Thous		0.000	5890	382.44	247.38	62.52	0.4
Palo Comado Canyon Rd, Driver Ave to Che		0.000	17970	1166.79	754.74	190.75	-1.0
Driver Ave, Easterly Rd to Chesebro Rd		0.000	7670	498.01	322.14	81.42	6.9
Agoura Rd, Cornell Rd to Lewis Rd		0.000	10930	709.68	459.06	116.02	6.9
Canwood St, Reyes Adobe Rd to Kanan Rd		0.000	4460	289.59	187.32	47.34	1.1
Thousand Oaks Blvd, Reyes Adobe Rd to Gr		0.000	18550	1204.45	779.10	196.90	0.1
Thousand Oaks Blvd, Grey Rock Rd to Kana		0.000	16240	1054.46	682.08	172.38	-2.9
Thousand Oaks Blvd, East of Kanan Rd		0.000	12430	807.08	522.06	131.94	1.1
Reyes Adobe Rd, Thousand Oaks Blvd to Ca		0.000	13770	894.09	578.34	146.17	-2.2
Reyes Adobe Rd, Canwood St to Agoura Rd		0.000	17610	1143.42	739.62	186.93	-1.4
Kanan Rd, Fountainwood St to Laro Dr		0.000	29350	1905.70	1232.70	311.54	0.8
Kanan Rd, Laro Dr to Thousand Oaks Blvd		0.000	37340	2424.49	1568.28	396.36	1.2
Kanan Rd, Thousand Oaks Blvd to Canwood		0.000	44360	2880.29	1863.12	470.87	6.2

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950



**03322135_Agoura Hills GP Noise
Noise Level Contours
2029 CNEL + Update**

Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

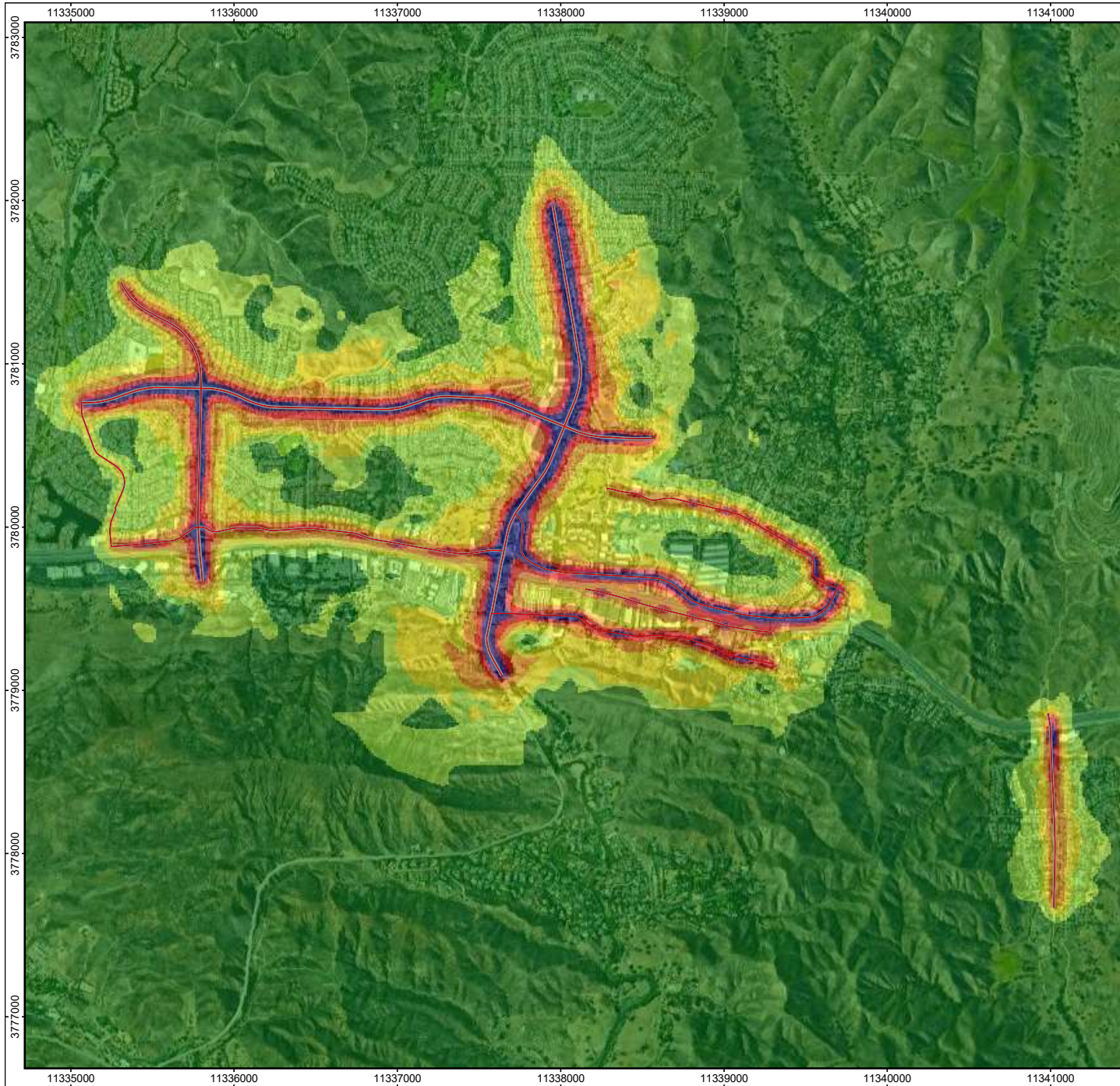
- Level table, dBA
- Roadway

Length scale 1:2000









Agoura Hills GP Noise
Emission calculation road - 003 - Agoura Hills Roadway - 2035 CNEL: Outdoor GNM

Road	Section name	KM km	ADT Veh/24h	MSVges	MSVges	MSVges	Gradient %
				Day Veh/h	Evening Veh/h	Night Veh/h	
Liberty Canyon Rd, South of Ventura Free		0.000	5440	353.22	228.48	57.74	-2.1
Roadside Drive, Cornell Rd to Lewis Rd		0.000	3130	203.23	131.46	33.22	0.2
Lake Lindero Rd, Thousand Oaks Blvd to C		0.000	1620	105.19	68.04	17.20	-0.6
Driver Ave, Argos St to Easterly Rd		0.000	7400	480.48	310.80	78.55	4.0
Canwood St, Kanan Rd to Chesebro Rd		0.000	16850	1094.07	707.70	178.86	-1.5
Agoura Rd, Kanan Rd to Cornell Rd		0.000	18910	1227.83	794.22	200.73	1.8
Canwood St, Lake Lindero Rd to Reyes Ado		0.000	5660	367.50	237.72	60.08	-1.6
Thousand Oaks Blvd, Lake Lindero Rd to R		0.000	16320	1059.66	685.44	173.23	4.0
Kanan Rd, South of Agoura Rd		0.000	33380	2167.36	1401.96	354.32	6.8
Kanan Rd, South of Agoura Rd		0.718	47200	3064.70	1982.40	501.02	3.6
Reyes Adobe Rd, Lake Lindero Rd to Thous		0.000	5570	361.66	233.94	59.12	0.4
Palo Comado Canyon Rd, Driver Ave to Che		0.000	15610	1013.56	655.62	165.70	-1.0
Driver Ave, Easterly Rd to Chesebro Rd		0.000	11230	729.16	471.66	119.20	6.9
Agoura Rd, Cornell Rd to Lewis Rd		0.000	15120	981.74	635.04	160.50	6.9
Canwood St, Reyes Adobe Rd to Kanan Rd		0.000	4560	296.08	191.52	48.40	1.1
Thousand Oaks Blvd, Reyes Adobe Rd to Gr		0.000	19870	1290.16	834.54	210.92	0.1
Thousand Oaks Blvd, Grey Rock Rd to Kana		0.000	18750	1217.44	787.50	199.03	-2.9
Thousand Oaks Blvd, Grey Rock Rd to Kana		0.481	16320	1059.66	685.44	173.23	-4.6
Thousand Oaks Blvd, East of Kanan Rd		0.000	13310	864.22	559.02	141.28	1.1
Thousand Oaks Blvd, East of Kanan Rd		0.482	18750	1217.44	787.50	199.03	6.5
Reyes Adobe Rd, Thousand Oaks Blvd to Ca		0.000	11820	767.47	496.44	125.47	-2.2
Reyes Adobe Rd, Canwood St to Agoura Rd		0.000	15390	999.27	646.38	163.36	-1.4
Kanan Rd, Fountainwood St to Laro Dr		0.000	32310	2097.89	1357.02	342.96	0.8
Kanan Rd, Laro Dr to Thousand Oaks Blvd		0.000	43420	2819.26	1823.64	460.89	1.2
Kanan Rd, Thousand Oaks Blvd to Canwood		0.000	47200	3064.70	1982.40	501.02	6.2





**03322135_Agoura Hills GP Noise
Noise Level Contours
2035 CNEL**

Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

-  Level table, dBA
-  Roadway

Length scale 1:2000

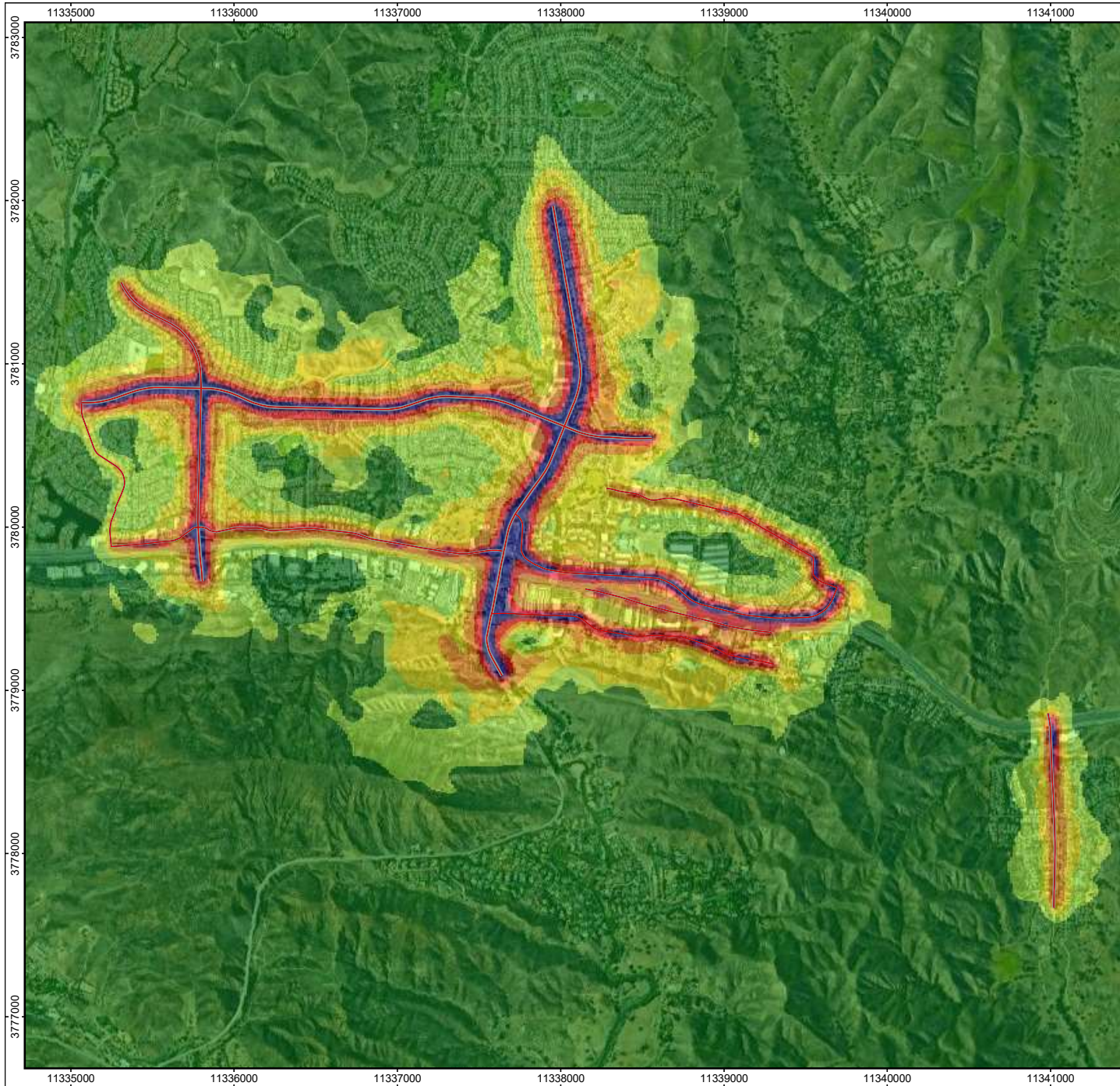


Agoura Hills GP Noise Emission calculation road - 004 - Agoura Hills Roadway - 2035 CNEL + Update: Outdoor GNM

16

Road	Section name	KM km	ADT Veh/24h	MSVges	MSVges	MSVges	Gradient %
				Day Veh/h	Evening Veh/h	Night Veh/h	
Liberty Canyon Rd, South of Ventura Free		0.000	5440	353.22	228.48	57.74	-2.1
Roadside Drive, Cornell Rd to Lewis Rd		0.000	3350	217.52	140.70	35.56	0.2
Lake Lindero Rd, Thousand Oaks Blvd to C		0.000	1620	105.19	68.04	17.20	-0.6
Driver Ave, Argos St to Easterly Rd		0.000	7390	479.83	310.38	78.44	4.0
Canwood St, Kanan Rd to Chesebro Rd		0.000	16920	1098.62	710.64	179.60	-1.5
Agoura Rd, Kanan Rd to Cornell Rd		0.000	21300	1383.01	894.60	226.09	1.8
Canwood St, Lake Lindero Rd to Reyes Ado		0.000	5660	367.50	237.72	60.08	-1.6
Thousand Oaks Blvd, Lake Lindero Rd to R		0.000	16440	1067.45	690.48	174.51	4.0
Kanan Rd, South of Agoura Rd		0.000	34340	2229.70	1442.28	364.51	6.8
Kanan Rd, South of Agoura Rd		0.404	49860	3237.41	2094.12	529.25	1.4
Reyes Adobe Rd, Lake Lindero Rd to Thous		0.000	5570	361.66	233.94	59.12	0.4
Palo Comado Canyon Rd, Driver Ave to Che		0.000	15790	1025.24	663.18	167.61	-1.0
Driver Ave, Easterly Rd to Chesebro Rd		0.000	11240	729.81	472.08	119.31	6.9
Agoura Rd, Cornell Rd to Lewis Rd		0.000	16490	1070.70	692.58	175.04	6.9
Canwood St, Reyes Adobe Rd to Kanan Rd		0.000	4560	296.08	191.52	48.40	1.1
Thousand Oaks Blvd, Reyes Adobe Rd to Gr		0.000	20010	1299.25	840.42	212.40	0.1
Thousand Oaks Blvd, Grey Rock Rd to Kana		0.000	20090	1304.44	843.78	213.25	-2.9
Thousand Oaks Blvd, Grey Rock Rd to Kana		0.481	16440	1067.45	690.48	174.51	-4.6
Thousand Oaks Blvd, East of Kanan Rd		0.000	13300	863.57	558.60	141.18	1.1
Thousand Oaks Blvd, East of Kanan Rd		0.482	20090	1304.44	843.78	213.25	6.5
Reyes Adobe Rd, Thousand Oaks Blvd to Ca		0.000	11850	769.42	497.70	125.79	-2.2
Reyes Adobe Rd, Canwood St to Agoura Rd		0.000	15630	1014.86	656.46	165.91	-1.4
Kanan Rd, Fountainwood St to Laro Dr		0.000	33060	2146.59	1388.52	350.92	0.8
Kanan Rd, Laro Dr to Thousand Oaks Blvd		0.000	45050	2925.10	1892.10	478.20	1.2
Kanan Rd, Thousand Oaks Blvd to Canwood		0.000	49860	3237.41	2094.12	529.25	6.2

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950



**03322135_Agoura Hills GP Noise
Noise Level Contours
2035 CNEL + Update**

Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

- Level table, dBA
- Roadway

Length scale 1:2000



ROADWAY	SEGMENT LIMITS	2029	CNEL at 50 ft (dBA)		
			2029 + Update	2035	2035 + Update
Thousand Oaks Blvd	Lake Lindero Rd to Reyes Adobe Rd	71.0	71.3	71.2	71.3
Thousand Oaks Blvd	Reyes Adobe Rd to Grey Rock Rd	70.4	70.5	70.8	70.9
Thousand Oaks Blvd	Grey Rock Rd to Kanan Rd	69.8	69.9	70.6	70.9
Thousand Oaks Blvd	East of Kanan Rd	67.2	67.4	67.7	67.7
Driver Ave	Argos St to to Easterly Rd	62.8	62.9	62.6	62.6
Driver Ave	Easterly Rd to Chesebro Rd	62.5	62.6	64.3	64.3
Canwood St	Lake Lindero Rd to Reyes Adobe Rd	63.0	63.1	63.1	63.1
Canwood St	Reyes Adobe Rd to Kanan Rd	63.1	63.3	63.4	63.5
Canwood St	Kanan Rd to Chesebro Rd	68.7	68.7	69.2	69.2
Roadside Drive	Cornell Rd to Lewis Rd	64.5	65.1	61.9	62.2
Agoura Rd	Kanan Rd to Cornell Rd	62.2	62.7	64.8	65.3
Agoura Rd	Cornell Rd to Lewis Rd	67.9	68.4	69.8	70.1
Lake Lindero Rd	Thousand Oaks Blvd to Canwood St	54.5	54.8	54.4	54.4
Reyes Adobe Rd	Lake Lindero Rd to Thousand Oaks Blvd	64.9	65.0	64.8	64.8
Reyes Adobe Rd	Thousand Oaks Blvd to Canwood St	69.9	69.9	69.2	69.2
Reyes Adobe Rd	Canwood St to Agoura Rd	71.9	71.9	71.3	71.4
Kanan Rd	Fountainwood St to Laro Dr	73.6	73.7	74.1	74.2
Kanan Rd	Laro Dr to Thousand Oaks Blvd	73.4	73.5	74.2	74.3
Kanan Rd	Thousand Oaks Blvd to Canwood St	74.2	74.3	74.5	74.8
Kanan Rd	South of Agoura Rd	74.3	74.4	74.6	74.7
Palo Comado Canyon Rd	Driver Ave to Chesebro Rd	66.3	66.3	65.7	65.8
Liberty Canyon Rd	South of Ventura Freeway	65.7	65.7	64.8	64.8

ROADWAY	SEGMENT LIMITS	2029 Update	2035 Update
		Increase	Increase
Thousand Oaks Blvd	Lake Lindero Rd to Reyes Adobe Rd	0.2	0.0
Thousand Oaks Blvd	Reyes Adobe Rd to Grey Rock Rd	0.2	0.0
Thousand Oaks Blvd	Grey Rock Rd to Kanan Rd	0.2	0.3
Thousand Oaks Blvd	East of Kanan Rd	0.1	0.0
Driver Ave	Argos St to to Easterly Rd	0.0	0.0

Driver Ave	Easterly Rd to Chesebro Rd	0.1	0.0
Canwood St	Lake Lindero Rd to Reyes Adobe Rd	0.1	0.0
Canwood St	Reyes Adobe Rd to Kanan Rd	0.1	0.1
Canwood St	Kanan Rd to Chesebro Rd	0.0	0.0
Roadside Drive	Cornell Rd to Lewis Rd	0.6	0.3
Agoura Rd	Kanan Rd to Cornell Rd	0.5	0.5
Agoura Rd	Cornell Rd to Lewis Rd	0.5	0.4
Lake Lindero Rd	Thousand Oaks Blvd to Canwood St	0.3	0.0
Reyes Adobe Rd	Lake Lindero Rd to Thousand Oaks Blvd	0.2	0.0
Reyes Adobe Rd	Thousand Oaks Blvd to Canwood St	0.0	0.0
Reyes Adobe Rd	Canwood St to Agoura Rd	0.0	0.1
Kanan Rd	Fountainwood St to Laro Dr	0.1	0.1
Kanan Rd	Laro Dr to Thousand Oaks Blvd	0.1	0.2
Kanan Rd	Thousand Oaks Blvd to Canwood St	0.1	0.2
Kanan Rd	South of Agoura Rd	0.1	0.1
Palo Comado Canyon Rd	Driver Ave to Chesebro Rd	0.0	0.0
Liberty Canyon Rd	South of Ventura Freeway	0.0	0.0

ROADWAY	2029 SEGMENT LIMITS	DISTANCES TO CONTOUR LINES FROM CENTERLINE:				
		CNEL	70	65	60	55
Thousand Oaks Blvd	Lake Lindero Rd to Reyes Adobe Rd	71.0	63	200	632	1,999
Thousand Oaks Blvd	Reyes Adobe Rd to Grey Rock Rd	70.4	54	172	544	1,719
Thousand Oaks Blvd	Grey Rock Rd to Kanan Rd	69.8	48	150	476	1,504
Thousand Oaks Blvd	East of Kanan Rd	67.2	27	84	265	838
Driver Ave	Argos St to Easterly Rd	62.8	10	30	95	302
Driver Ave	Easterly Rd to Chesebro Rd	62.5	9	28	90	284
Canwood St	Lake Lindero Rd to Reyes Adobe Rd	63.0	10	32	100	316
Canwood St	Reyes Adobe Rd to Kanan Rd	63.1	10	33	103	325
Canwood St	Kanan Rd to Chesebro Rd	68.7	37	116	368	1,164
Roadside Drive	Cornell Rd to Lewis Rd	64.5	14	44	141	445
Agoura Rd	Kanan Rd to Cornell Rd	62.2	8	26	82	260
Agoura Rd	Cornell Rd to Lewis Rd	67.9	31	97	305	966
Lake Lindero Rd	Thousand Oaks Blvd to Canwood St	54.5	1	4	14	44
Reyes Adobe Rd	Lake Lindero Rd to Thousand Oaks Blvd	64.9	15	49	153	485
Reyes Adobe Rd	Thousand Oaks Blvd to Canwood St	69.9	49	154	485	1,535
Reyes Adobe Rd	Canwood St to Agoura Rd	71.9	77	245	774	2,448
Kanan Rd	Fountainwood St to Laro Dr	73.6	114	362	1,145	3,620
Kanan Rd	Laro Dr to Thousand Oaks Blvd	73.4	110	346	1,095	3,463
Kanan Rd	Thousand Oaks Blvd to Canwood St	74.2	131	413	1,305	4,127
Kanan Rd	South of Agoura Rd	74.3	134	424	1,341	4,242
Palo Comado Canyon Rd	Driver Ave to Chesebro Rd	66.3	21	68	215	679
Liberty Canyon Rd	South of Ventura Freeway	65.7	18	58	184	583

2029 plus update

DISTANCES TO CONTOUR LINES FROM CENTERLINE:

ROADWAY	SEGMENT LIMITS	CNEL	70	65	60	55
Thousand Oaks Blvd	Lake Lindero Rd to Reyes Adobe Rd	71.3	67	211	668	2,112
Thousand Oaks Blvd	Reyes Adobe Rd to Grey Rock Rd	70.5	56	178	564	1,783
Thousand Oaks Blvd	Grey Rock Rd to Kanan Rd	69.9	49	156	494	1,561
Thousand Oaks Blvd	East of Kanan Rd	67.4	27	87	274	867
Driver Ave	Argos St to Easterly Rd	62.9	10	30	96	305
Driver Ave	Easterly Rd to Chesebro Rd	62.6	9	29	92	291
Canwood St	Lake Lindero Rd to Reyes Adobe Rd	63.1	10	32	103	324
Canwood St	Reyes Adobe Rd to Kanan Rd	63.3	11	34	106	336
Canwood St	Kanan Rd to Chesebro Rd	68.7	37	117	371	1,175
Roadside Drive	Cornell Rd to Lewis Rd	65.1	16	51	162	513
Agoura Rd	Kanan Rd to Cornell Rd	62.7	9	29	93	294
Agoura Rd	Cornell Rd to Lewis Rd	68.4	34	108	343	1,085
Lake Lindero Rd	Thousand Oaks Blvd to Canwood St	54.8	1	5	15	47
Reyes Adobe Rd	Lake Lindero Rd to Thousand Oaks Blvd	65.0	16	51	160	506
Reyes Adobe Rd	Thousand Oaks Blvd to Canwood St	69.9	49	154	486	1,538
Reyes Adobe Rd	Canwood St to Agoura Rd	71.9	78	245	775	2,452
Kanan Rd	Fountainwood St to Laro Dr	73.7	118	373	1,181	3,734
Kanan Rd	Laro Dr to Thousand Oaks Blvd	73.5	112	355	1,122	3,549
Kanan Rd	Thousand Oaks Blvd to Canwood St	74.3	133	422	1,333	4,216
Kanan Rd	South of Agoura Rd	74.4	137	433	1,370	4,334
Palo Comado Canyon Rd	Driver Ave to Chesebro Rd	66.3	22	68	216	682
Liberty Canyon Rd	South of Ventura Freeway	65.7	18	58	185	584

2035

DISTANCES TO CONTOUR LINES FROM CENTERLINE:

ROADWAY	SEGMENT LIMITS	CNEL	70	65	60	55
Thousand Oaks Blvd	Lake Lindero Rd to Reyes Adobe Rd	71.2	66	210	664	2,100
Thousand Oaks Blvd	Reyes Adobe Rd to Grey Rock Rd	70.8	60	191	604	1,910
Thousand Oaks Blvd	Grey Rock Rd to Kanan Rd	70.6	57	180	570	1,802
Thousand Oaks Blvd	East of Kanan Rd	67.7	29	93	293	928
Driver Ave	Argos St to Easterly Rd	62.6	9	29	92	290
Driver Ave	Easterly Rd to Chesebro Rd	64.3	13	43	135	426
Canwood St	Lake Lindero Rd to Reyes Adobe Rd	63.1	10	32	102	324
Canwood St	Reyes Adobe Rd to Kanan Rd	63.4	11	34	109	343
Canwood St	Kanan Rd to Chesebro Rd	69.2	41	130	411	1,300
Roadside Drive	Cornell Rd to Lewis Rd	61.9	8	25	78	247
Agoura Rd	Kanan Rd to Cornell Rd	64.8	15	48	151	478
Agoura Rd	Cornell Rd to Lewis Rd	69.8	47	150	474	1,500
Lake Lindero Rd	Thousand Oaks Blvd to Canwood St	54.4	1	4	14	43
Reyes Adobe Rd	Lake Lindero Rd to Thousand Oaks Blvd	64.8	15	48	151	478
Reyes Adobe Rd	Thousand Oaks Blvd to Canwood St	69.2	42	132	418	1,321
Reyes Adobe Rd	Canwood St to Agoura Rd	71.3	68	214	678	2,143
Kanan Rd	Fountainwood St to Laro Dr	74.1	130	411	1,300	4,111
Kanan Rd	Laro Dr to Thousand Oaks Blvd	74.2	130	413	1,305	4,126
Kanan Rd	Thousand Oaks Blvd to Canwood St	74.5	142	449	1,418	4,486
Kanan Rd	South of Agoura Rd	74.6	143	452	1,429	4,518
Palo Comado Canyon Rd	Driver Ave to Chesebro Rd	65.7	19	59	187	592
Liberty Canyon Rd	South of Ventura Freeway	64.8	15	48	153	482

2035 plus update

DISTANCES TO CONTOUR LINES FROM CENTERLINE:

ROADWAY	SEGMENT LIMITS	CNEL	70	65	60	55
Thousand Oaks Blvd	Lake Lindero Rd to Reyes Adobe Rd	71.3	67	212	669	2,116
Thousand Oaks Blvd	Reyes Adobe Rd to Grey Rock Rd	70.9	61	192	608	1,923
Thousand Oaks Blvd	Grey Rock Rd to Kanan Rd	70.9	61	193	611	1,931
Thousand Oaks Blvd	East of Kanan Rd	67.7	29	93	293	927
Driver Ave	Argos St to Easterly Rd	62.6	9	29	92	290
Driver Ave	Easterly Rd to Chesebro Rd	64.3	13	43	135	426
Canwood St	Lake Lindero Rd to Reyes Adobe Rd	63.1	10	32	102	324
Canwood St	Reyes Adobe Rd to Kanan Rd	63.5	11	35	111	350
Canwood St	Kanan Rd to Chesebro Rd	69.2	41	131	413	1,306
Roadside Drive	Cornell Rd to Lewis Rd	62.2	8	26	84	264
Agoura Rd	Kanan Rd to Cornell Rd	65.3	17	54	170	538
Agoura Rd	Cornell Rd to Lewis Rd	70.1	52	164	517	1,636
Lake Lindero Rd	Thousand Oaks Blvd to Canwood St	54.4	1	4	14	43
Reyes Adobe Rd	Lake Lindero Rd to Thousand Oaks Blvd	64.8	15	48	151	478
Reyes Adobe Rd	Thousand Oaks Blvd to Canwood St	69.2	42	132	419	1,324
Reyes Adobe Rd	Canwood St to Agoura Rd	71.4	69	218	688	2,177
Kanan Rd	Fountainwood St to Laro Dr	74.2	133	421	1,330	4,206
Kanan Rd	Laro Dr to Thousand Oaks Blvd	74.3	135	428	1,354	4,281
Kanan Rd	Thousand Oaks Blvd to Canwood St	74.8	150	474	1,498	4,738
Kanan Rd	South of Agoura Rd	74.7	147	465	1,470	4,648
Palo Comado Canyon Rd	Driver Ave to Chesebro Rd	65.8	19	60	189	599
Liberty Canyon Rd	South of Ventura Freeway	64.8	15	48	153	482

APPENDIX H: VMT ANALYSIS

This page left intentionally blank



MEMORANDUM

To: Craig Fajnor,
Katrina Hardt-Holch, AICP
EcoTierra

From: Laura Forinash, P.E., T.E.
Mehul Champaneri
Kimley-Horn and Associates, Inc.

Date: December 20, 2021

Subject: Agoura Hills General Plan Update, Vehicle Miles Traveled Assessment

Purpose and Need

The City of Agoura Hills is updating the Housing Element, Land Use Element, Circulation Element and Safety Element of the General Plan. The General Plan Update effort is a comprehensive update to the Housing Element and related updates to the Land Use Element and Land Use Map of the City of Agoura Hills General Plan. Senate Bill 1000 (2016) amended the State Government Code §65302 to require that a city that has disadvantaged communities (defined in Govt. Code §65302) incorporate environmental justice policies into its General Plan to address unique or compounded health risks in such communities by decreasing pollution exposure, increasing community assets, and improving overall health.

The purpose of this document is to evaluate the City's General Plan Update using vehicle miles traveled (VMT) as the metric to identify transportation impacts instead of level of service (LOS). Level of service is a measure to describe how well roadway intersections and other transportation facilities operate for drivers. The findings of this analysis will update the Circulation Element of the General Plan.

Background

In 2013, SB 743 was signed into law by California Governor Jerry Brown with a goal of reducing Greenhouse Gas (GHG) emissions, promoting the development of infill land use projects and multimodal transportation networks, and to promote a diversity of land uses within developments. One significant outcome resulting from this statute is the removal of automobile delay and congestion, commonly known as Level of Service (LOS), as a basis for determining significant transportation impacts under the California Environmental Quality Act (CEQA).

The Governor's Office of Planning and Research (OPR) selected Vehicle Miles Traveled (VMT) as the principal measure to replace LOS for determining significant transportation impacts. VMT is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. OPR selected VMT, in part, because jurisdictions are already familiar with this metric. VMT is already used

in CEQA to study other potential impacts such as GHG, air quality, and energy impacts and is used in planning for regional Sustainable Communities Strategies (SCS).

VMT also allows for an analysis of a project’s impact throughout the jurisdiction rather than only in the vicinity of the proposed project allowing for a better understanding of the full extent of a project’s transportation-related impact. It should be noted that SB 743 does not disallow an agency to use LOS for other planning purposes outside the scope of CEQA.

In July 2020, the City of Agoura Hills updated their Transportation Assessment Guidelines to include VMT as the most appropriate metric to evaluate a project’s transportation impacts under CEQA. This analysis is VMT based on the City of Agoura Hills Transportation Assessment Guidelines.

VMT Thresholds

Thresholds of significance, as adopted by City of Agoura Hills, are summarized in **Exhibit 1**. Significance thresholds are based on land use type, broadly categorized as efficiency and net change metrics. Efficiency metrics include VMT/Capita and Work VMT/employee¹. As described in **Exhibit 1**, “Net Change” refers to the increase in total VMT for the Southern California Association of Governments (SCAG) region. “Net Change” is used for elements that include a significant customer base, such as commercial uses although it can extend to a variety of uses that have similar characteristics. Since the proposed project is a general plan and includes multiple land uses within the study area (residential, office, retail, etc.), the threshold of significance is based on all the three categories listed in **Exhibit 1**.

The VMT thresholds in **Exhibit 1** are fifteen percent (15%) less than Existing VMT level. OPR recommends that a per capita or per employee VMT that is fifteen percent below that of existing development may be a reasonable threshold. A fifteen percent (15%) reduction is consistent with the State’s climate goals.

HOME-BASED VMT PER CAPITA – FOR RESIDENTIAL LAND USES

The home-based VMT per capita is the Home-Based production VMT divided by population derived from the SCAG travel demand model. The Home-Based VMT per Capita is used to measure efficiency of VMT generated by residential uses. The Existing VMT level for residential land-uses is 19.8 citywide VMT per capita. The City’s threshold for residential land-uses is 16.8 citywide VMT per capita, fifteen percent less than the existing VMT level. OPR recommends City limits to determine residential VMT efficiency rates.

¹ Work VMT specifically applies to commute trips as represented by the attractions in the Southern California Association of Government 2016 Regional Travel Demand Model.

EMPLOYMENT-BASED VMT PER CAPITA – FOR OFFICE LAND USES

The employment-based VMT per employee is the Home-Based-Work attraction VMT divided by total employment derived from the SCAG travel demand model. The Home-Based-Work VMT per Employee is used to measure efficiency of VMT generated by work related uses. The Existing VMT level for office land-uses is 22.0 regional VMT per capita. The City’s threshold for office land-uses is 18.7 regional VMT per capita; fifteen percent (15%) less than the exiting VMT level. OPR recommends the MPO boundaries to determine office VMT efficiency rates, in this case, the SCAG region.

TOTAL VMT – FOR RETAIL LAND USES

Retail land-uses typically redistribute shopping trips rather than generate new trips which is why the net change in regional VMT is the best way to analyze a retail land-use project’s transportation impact. For example, the construction of a retail land-use that is closer to its customers would shorten the customer’s existing trip to a similar location. This new retail land-use would be considered “local serving” and be presumed to have a less than significant impact. Based on OPR and the City of Agoura Hills’ Transportation Assessment Guidelines, retail land-uses with less than 50,000 square feet are considered local-serving and presumed to have a less than significant impact.

Regional VMT includes all vehicle trips and trip purposes including trucks. Net change is considered the VMT associated with total trips based on the SCAG Travel Demand Model consistent with the City’s guidelines.

Exhibit 1 – VMT Thresholds of Significance

Land Use	Existing VMT Level	VMT Threshold
Residential	19.8 VMT per capita (Citywide Average)	16.8 VMT per capita
Office	22.0 Work VMT/Employee (SCAG Regional Average)	18.7 Work VMT/Employee
Retail	SCAG Regional Total VMT	Net Increase

Source: City of Agoura Hills Transportation Assessment Guidelines (2020)

VMT Analysis

The VMT analysis was completed using the SCAG Regional Travel Demand Model (Regional Transportation Plan, RTP 2016) that was used to develop the City of Agoura Hills VMT thresholds in July 2020. The model is a trip-based model and considers interaction between different land uses based on socio-economic data such as population, households, and employment. Adjustments in socio-economic data (households, population, and employment) were made to the appropriate City of Agoura Hills Traffic Analysis Zones (TAZ) in the SCAG Model to reflect the General Plan’s proposed land uses. This version of the SCAG Model maintains the existing year condition of 2016 which was calibrated to reflect 2021 conditions for the residential land-uses using household data provided by the City. The planning horizon for the SCAG Model that was used for this analysis is 2040.

ANALYSIS SCENARIOS

VMT analysis was conducted for existing and cumulative scenarios and results were compared to the existing conditions. The analysis includes the following scenarios:

- **Existing Conditions** - Based on 2016 SCAG Model conditions with revised residential land uses in the City to reflect 2021 conditions.
- **Cumulative No Project Conditions** – Based on 2040 SCAG Model conditions without currently proposed General Plan land uses. The 2040 Citywide land uses were revised for the no project conditions based on 2010 City of Agoura Hills General Plan Build Out land use estimates.
- **Cumulative Plus Project Conditions** – Based on 2040 SCAG Model conditions with currently proposed City of Agoura Hills General Plan Build Out land use estimates. The General Plan Update includes the additional dwelling units for the 20 sites shown in **Exhibit 2**. The scenario also captures the change in land-use designation for several sites that were categorized as commercial/retail/office land-uses under the 2010 General Plan Buildout but have changed to residential under the General Plan Update. **Exhibit 3** summarizes the additional dwelling units and land-use designation changes by site.

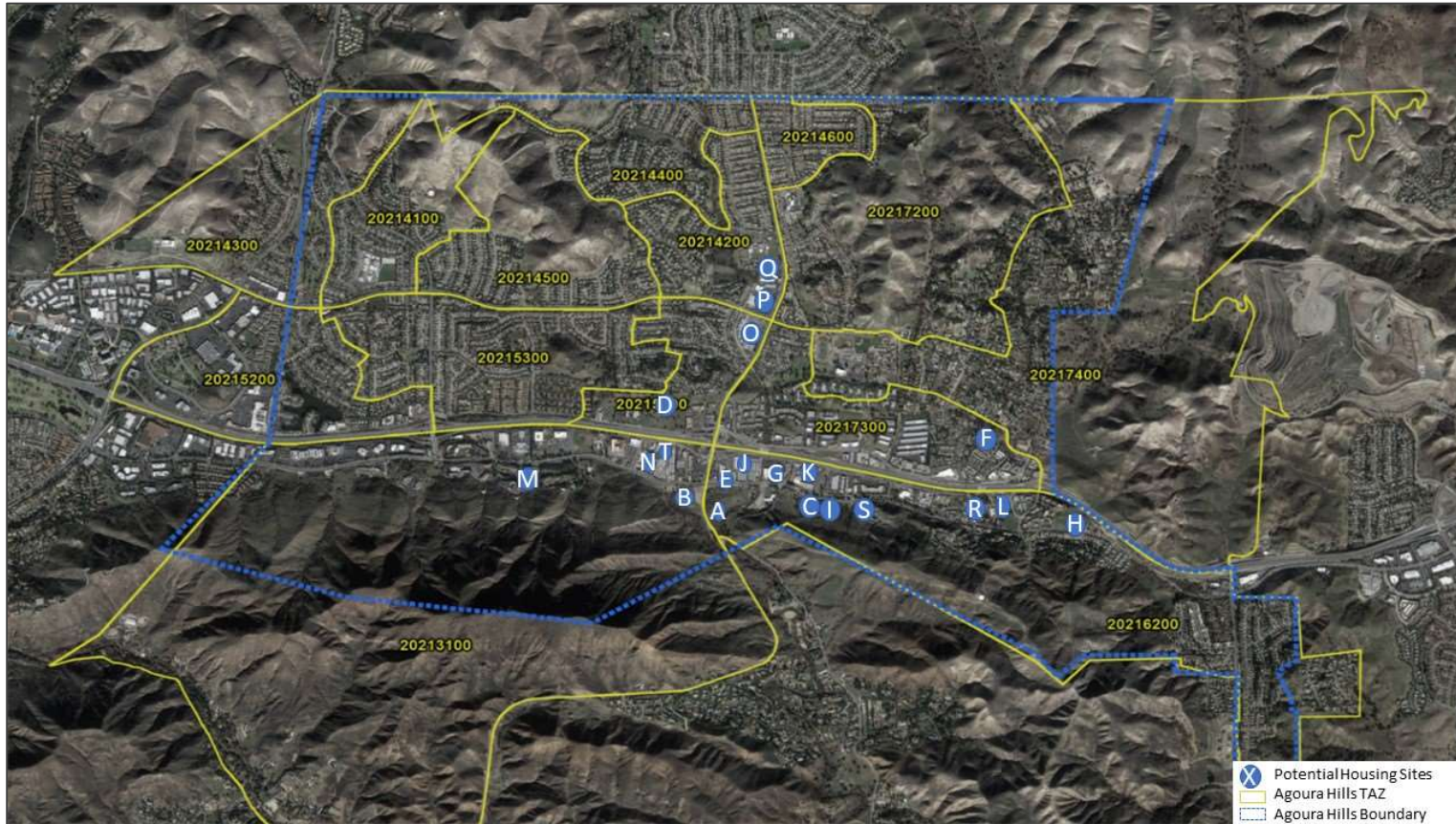


Exhibit 2 – General Plan Update Housing Sites

Exhibit 3 – General Plan Update Buildout Summary by Site

Site #	Current Land-Use Designation	Proposed Land-Use Designation	25 DU/AC Total DU	Change in Land-Use Designation?	Notes
A	PD	PD	309	No	
B	PD	PD	183	No	
C	PD	PD	22	No	
E	PD	PD	23	No	
G	PD	PD	156	No	
I	PD	PD	30	No	
J	PD	PD	44	No	
K	PD	PD	250	No	
O	CS-MU	CS-MU	201	No	
P	CS-MU	CS-MU	220	No	
Q	CS-MU	CS-MU	143	No	
D	BPOR	RM	209	Yes	Remove 146,475 sqft of business park
F	RS	RM	44	Yes	
H	BPOR	RM	198	Yes	Remove 138,600 sqft of business park
L	CRS	RM	65	Yes	Remove 25,800 sqft of commercial/retail
M	PD	PD	41	No	
N	POM	RM	77	Yes	Remove 53,550 sqft of business park
R	CRS	RM	38	Yes	Remove 15,300 sqft of commercial/retail
S	BPOR	RM	75	Yes	Remove 52,500 sqft of business park
T	POM	RM	22	Yes	Remove 15,225 sqft of business park
		TOTAL DU	2,348		

CITY AGOURA HILLS PLAN LAND USE CONVERSION

In order to evaluate the General Plan’s VMT, the zoning for the General Plan needed to be first turned into a SCAG compatible dataset. This dataset relied on land use assumptions developed by Kimley-Horn and City of Agoura Hills staff as part of the General Plan update. As the City area is defined by its zoning rather than a group of developments with defined land use assumptions in terms of unit counts for residential land uses and building sizes for non-residential land uses, several assumptions were developed for each zoning type to convert acreages and land use type into dwelling units, population, and employees, the inputs required to run the SCAG Model.

For residential land uses, the conversion from acres to residential units involved developing an overall conversion factor to determine the percentage of the site that would be developed. Population for each of the residential land use types was assumed to be in the range of 2.3 to 3.0 people per unit depending on the location within the City. However, existing socio-economic distributions were maintained.

For non-residential land uses such as commercial retail, office, and manufacturing among others, employment per square footage ratios based on the 2010 General Plan were used to convert the zoning into employees, the non-residential input for the travel demand model.

The resultant land use data was coded into the SCAG Model for analysis. Generally speaking, for VMT analysis purposes this represented three broad land use categories:

- Residential
- Employee-Based VMT (land uses where the principal source of VMT relates to worker commutes); and
- Retail uses (where the primary source of VMT is customer-based)

Exhibit 4 summarizes the total employment square footage and household gains from the 2040 Base 2040 SCAG model to the with and without project scenarios by TAZ.

Exhibit 4 – Total employment square footage and household gains

TAZ	2040 Without Project		2040 With Project	
	Households	Employment (sqft)	Households	Employment (sqft)
20213100	188	2052	322	165
20214100	0	0	0	0
20214200	22	57	363	328
20214300	0	0	0	0
20214400	0	0	0	0
20214500	0	0	0	0
20214600	0	0	0	0
20215100	22	640	411	183
20215200	0	6	0	0
20215300	0	13	0	0
20216200	260	1636	1209	754
20217200	23	0	0	0
20217300	7	782	44	0
20217400	7	0	0	0
Total	529	5186	2348	1,430

VMT ANALYSIS

As described in the City of Agoura Hills Transportation Assessment Guidelines, VMT significance thresholds are based on land use type, broadly categorized as efficiency and net change metrics. Efficiency metrics include VMT/Capita (Residential) and Work VMT/employee (Employee-Based VMT), which are described below Net Change is describe later in this section.

The calculation of VMT efficiency metrics considers two components – the total number of trips generated and the average trip length of each vehicle. As the proposed project has both residential and

non-residential trips, trip productions and attractions were used from the all home-based trip purposes and home-based-work trip purpose matrices, respectively. Using the peak and off-peak person trip matrices, skim (distances) matrices and appropriate occupancy rates, VMT was calculated for the General Plan traffic analysis zones (TAZs). **Exhibit 5** shows the efficiency metric results for the analysis scenarios. Analysis years 2029 and 2035 were evaluated per the City’s request. The analysis year 2029 represents the Opening Year of the General Plan Update. The analysis year 2035 represents the current General Plan’s Horizon Year. Efficiency metrics for years 2029 and 2035 were found using linear interpolation.

VMT Performance is provided to indicate if the scenario’s efficiency metrics exceeds the City’s threshold. A positive value means the scenario exceeds the City’s VMT thresholds. A negative value means the scenario is below the City’s VMT threshold. The VMT performance value represents the amount of VMT reduction required to meet the City’s VMT threshold.

Exhibit 5 – Project VMT Impact Evaluation – Efficiency Metrics

Analysis Scenario	Residential Land-Use		Office Land-Use	
	Residential VMT/Cap	VMT Performance	Employment VMT/Emp	VMT Performance
City of Agoura Hills Thresholds (2016)	16.8	-	18.7	-
Existing Conditions (2016)	19.8	-	22.0	-
Opening Year No Project Conditions (2029)	18.4	+9.8%	19.2	+2.6%
Opening Year Plus Project Conditions (2029)	18.6	+10.4%	19.2	+2.6%
Cumulative No Project Conditions (2035)	17.8	+6.1%	17.9	-4.4%
Cumulative Plus Project Conditions (2035)	18.0	+7.0%	17.9	-4.4%
Horizon year No Project Conditions (2040)	17.3	+3.0%	16.8	-10.2%
Horizon Year Plus Project Conditions (2040)	17.5	+4.2%	16.8	-10.2%

Note: VMT Performance above zero is shows significant impact.

Based on the results in **Exhibit 5** and the City of Agoura Hills Transportation Assessment Guidelines, the following initial unmitigated results are determined:

- The residential land uses in aggregate exceed the residential VMT/capita threshold under 2029, 2035, and 2040 with and without project scenarios. **The project is determined to have a significant transportation impact for residential development.**

- The office land uses exceed the office VMT/employee threshold under 2029 with and without project scenarios. **The project is determined to have a significant transportation impact for office land-use development in 2029.** The office land uses do not exceed the office VMT/employee threshold under 2035 and 2040 with and without project scenarios. **The project is determined to not exceed the threshold under 2035 and 2040 project scenarios.**
- Local-serving retail under 50,000 square feet per store, per the City of Agoura Hills Transportation Assessment Guidelines as well as OPR Guidelines³, **is presumed to not have a finding of a significant impact.** As previously discussed, retail land-uses typically redistribute shopping trips (i.e., shorten existing trips) rather than generate new trips.
- Regional-serving retail or other unique land uses will need to be evaluated on their own merits as detailed project descriptions become available in the future.

For informational purposes, total VMT and Net Change resulting from the proposed Agoura Hills General Plan land uses was also determined. “Net Change” refers to the net change in regional VMT. “Net Change” is used for elements that include a significant customer base, such as retail uses, although it can extend to a variety of uses that have similar characteristics. These VMT calculations relied on two components of the model – the total number of vehicle trips generated from all land uses and the average trip length of each vehicle. As the City of Agoura Hills net change threshold is based on the regional total, both trip attractions and productions were used from all the trip purposes in the entire SCAG model region. Using the peak and off-peak person trip matrices, skim (distances) matrices and appropriate occupancy rates, VMT was calculated for the SCAG region. **Exhibit 6** summarizes the estimated total average daily weekday VMT for all the land uses within the SCAG region for the analysis scenarios.

Exhibit 6 – Total VMT Evaluation

Analysis Scenario	Total Regional VMT
Existing Conditions	80,054,029
2040 Cumulative No Project Conditions	85,731,155
2040 Cumulative Plus Project Conditions	85,740,630

VMT REDUCTION

For scenarios where the VMT metric exceeds the significance threshold, a set of transportation demand management (TDM) strategies shall be applied to reduce the Project VMT to below the significance

³ Office of Planning and Research. (2018). Technical Advisory on Evaluating Transportation Impacts in CEQA.

threshold. The City of Agoura Hills Transportation Assessment Guidelines provides seven parent strategies (1) Parking, (2) Transit, (3) Communication & Information, (4) Commuting, (5) Shared Mobility, (6) Bicycle Infrastructure, and (7) Neighborhood Enhancement. **Exhibit 7** shows the list of VMT reducing TDM measures and their general descriptions along with the California Air Pollution Control Officers Association (CAPCOA) for each TDM strategy. **Exhibit 7** provides the City of Agoura Hill's recommended maximum VMT reduction for each TDM strategy and the appropriate land-uses to apply the TDM.

Exhibit 7 - Transportation Demand Management Strategies and Maximum VMT Reduction

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
PARKING STRATEGIES	Unbundle Parking Unbundles parking costs from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost.	2.6 – 13% VMT reduction ⁴	5% maximum VMT reduction Appropriate for Residential projects Complimentary strategy is residential area parking permits
	Parking Cash-Out Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. The higher the cash payment, the higher the reduction.	0.6 – 7.7% VMT reduction ⁵	5% maximum VMT reduction Appropriate for Office projects with paid parking
	Residential Area Parking Permits Implementation of residential permit parking zones for long-term use of on-street parking in residential areas.	Group with unbundle parking strategy ⁶ 0.09-0.36% VMT reduction ⁷	0.36% maximum VMT reduction Appropriate for Residential projects Complimentary strategy is unbundled parking
TRANSIT STRATEGIES	Reduce Transit Headways Makes transit service more appealing by reducing headways ⁸ and reducing overall transit trip time	0.02 – 2.5% VMT reduction ⁹	2.5% maximum VMT reduction Appropriate for specific or general plans

⁴ 2010 CAPCOA Guidance PDT-2, Page 210

⁵ 2010 CAPCOA Guidance TRT-15, Page 266

⁶ 2010 CAPCOA Guidance PDT-4, Page 217

⁷ Cambridge Systematics *Moving Cooler: An Analysis of Transportation Strategies for Reducing Greenhouse Gas Emissions* Technical Appendices

⁸ Amount of time between transit vehicle arrivals at a stop.

⁹ 2010 CAPCOA Guidance TST-4, Page 280

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
TRANSIT STRATEGIES	Transit Rerouting Coordinate with local transit agency to provide or reroute existing transit services near the site	0.1 – 8.2% VMT reduction ¹⁰	3% maximum VMT reduction Appropriate for specific or general plans
	Transit Stops Coordinate with local transit agency to provide bus stop near the site	0.1 – 8.2% VMT reduction ¹¹	3% maximum VMT reduction Appropriate for specific or general plans
	Safe and Well-Lit Access to Transit Enhance the route for people walking or bicycling to nearby transit (typically off-site).	Group with reduce transit headways, transit rerouting, transit stops ¹²	0.1% maximum VMT reduction Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses. Complimentary strategies include reduce transit headways, transit rerouting, transit stops

¹⁰ 2010 CAPCOA Guidance TST-3, Page 276

¹¹ 2010 CAPCOA Guidance TST-3, Page 276

¹² 2010 CAPCOA Guidance TST-2, Page 275

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
TRANSIT STRATEGIES	Implement Neighborhood Shuttle Implement project-operated or project-sponsored neighborhood shuttle serving residents, employees, and visitors of the project site	0.3 – 13.4% VMT reduction ¹³	3% maximum VMT reduction Appropriate for large residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses. Complimentary strategies include reduce transit headways, transit rerouting, transit stops
	Transit Subsidies Involves the subsidization of transit fare for residents and employees of the project site. This strategy assumes transit service is already present in the project area.	0.3 – 20.0% VMT reduction ¹⁴	5% maximum VMT reduction Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.

¹³ 2010 CAPCOA Guidance TST-6, Page 286

¹⁴ 2010 CAPCOA Guidance TRT-4, Page 230

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
COMMUNICATION & INFORMATION STRATEGIES	<p>Promotions & Marketing Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials.</p>	0.8 – 4% VMT reduction ¹⁵	<p>4% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p>
COMMUTING STRATEGIES	<p>Required Commute Trip Reduction Program Employee-focused travel behavior change program that targets individuals' attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits.</p>	4.2 – 21% VMT reduction ¹⁶	<p>15% maximum VMT reduction for a combined set of the following strategies: employer vanpool, emergency ride home, alternative work schedule, promotions & marketing, transit subsidies, end of trip bicycle facilities, and parking cash-out</p> <p>Appropriate for office and industrial projects or a mixed-use project with a combination of the aforementioned land-uses.</p>

¹⁵ 2010 CAPCOA Guidance TRT-7, Page 240

¹⁶ 2010 CAPCOA Guidance TRT-2, Page 223

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
COMMUTING STRATEGIES	Employer Sponsored Vanpool or Shuttle Implementation of employer-sponsored employee vanpool or shuttle providing new opportunities for access to connect employees to the project site.	0.3 – 13.4% VMT reduction ¹⁷	10% maximum VMT reduction Appropriate for office and industrial projects or a mixed-use project with a combination of the aforementioned land-uses.
	Emergency Ride Home Program Provides an occasional subsidized ride to commuters who use alternative modes. Guaranteed ride home for people if they need to go home in the middle of the day due to an emergency or stay late and need a ride at a time when transit service is not available.	1.0-6.2% VMT reduction ¹⁸	2% maximum VMT reduction Appropriate for office and industrial projects or a mixed-use project with a combination of the aforementioned land-uses.
	Alternative Work Schedule Flextime, Compressed Work Week, and staggered shifts	0.07-5.50% VMT reduction ¹⁹	5% maximum VMT reduction Appropriate for office, retail, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.

¹⁷ 2010 CAPCOA Guidance TRT-11, Page 253

¹⁸ 2010 CAPCOA Guidance TRT-1, Page 218

¹⁹ 2010 CAPCOA Guidance TRT-6, Page 236

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
COMMUTING STRATEGIES	Telework (Telecommuting, Distance-Learning, etc.) Use of telecommunications as a substitute for physical travel.	0.07-5.50% VMT reduction ²⁰	5% maximum VMT reduction Appropriate for office, retail, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
	On-site Childcare Provides on-site childcare to remove the need to drive a child to daycare at a separate location.	2% VMT reduction ²¹	2% maximum VMT reduction Appropriate for office and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
SHARED MOBILITY STRATEGIES	Ride-Share Program Increases vehicle occupancy by providing ride-share matching services, designating preferred parking for ride-share participants, designing adequate passenger loading/unloading and waiting areas for ride-share vehicles, and providing a website or message board to connect riders and coordinate rides	1 – 15% VMT reduction ²²	15% maximum VMT reduction Appropriate for residential, retail, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.

²⁰ 2010 CAPCOA Guidance TRT-6, Page 236

²¹ APA The Importance of Ensuring Adequate Child Care in Planning Practice, 2011

²² 2010 CAPCOA Guidance TRT-3, Page 227

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
SHARED MOBILITY STRATEGIES	Car Share Implement car sharing to allow people to have on-demand access to a vehicle, as-needed. This may include providing membership to an existing program located within 1/4 mile, contracting with a third-party vendor to extend membership-based service to an area, or implementing a project-specific fleet that supports the residents and employees on -site.	0.4 – 0.7% VMT reduction ²³	0.7% maximum VMT reduction Appropriate for residential, retail, office and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
	Scooters Share Program Implement scooter share to allow people to have on-demand access to a scooter, as-needed.		0.1% maximum VMT reduction Appropriate for residential, retail/restaurant, office, and industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
	School Carpool Program Implements a school carpool program to encourage ride-sharing for students.	7.2 –15.8% VMT reduction ²⁴	15% maximum VMT reduction Appropriate for residential projects

²³ 2010 CAPCOA Guidance TRT-9, Page 245

²⁴ 2010 CAPCOA Guidance TRT-10, Page 250

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
BICYCLE INFRASTRUCTURE STRATEGIES	<p>Bike Share Implement bike share to allow people to have on-demand access to a bicycle, as-needed.</p>	<p>Group with implement/improve on-street bicycle facility and bicycle end of trip facilities²⁵ (such as Secure Bike Parking, Showers, and Repair Station)</p>	<p>0.25% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p> <p>Complimentary strategies include implement/improve on-street bicycle facility and bicycle end of trip facilities</p>
	<p>Implement/Improve On-street Bicycle Facility Implements or provides funding for improvements to corridors and crossings for bike networks identified within a one-half mile buffer area of the project boundary, to support safe and comfortable bicycle travel.</p>	<p>Group with bike share and bicycle end of trip facilities²⁶ (such as Secure Bike Parking, Showers, and Repair Station)</p>	<p>5% maximum VMT reduction</p> <p>Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.</p>

²⁵ 2010 CAPCOA Guidance TRT-12, Page 256

²⁶ 2010 CAPCOA Guidance TRT-12, Page 256

	TDM Strategy	CAPCOA & Industry Guidance	City of Agoura Hills
BICYCLE INFRASTRUCTURE STRATEGIES	<p>Include Secure Bike Parking, Showers, and Repair Station Implements additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel. On-site bicycle repair tools and space to use them supports on-going use of bicycles for transportation.</p>	0.625% VMT reduction ²⁷	0.625% maximum VMT reduction Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.
NEIGHBORHOOD ENHANCEMENT STRATEGIES	<p>Traffic Calming Improvements Implements traffic calming measures throughout and around the perimeter of the project site that encourage people to walk, bike, or take transit within the development and to the development from other locations. Traffic calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, tight corner radii, traffic-calming circles, planter strips, chicanes, and others.</p>	0.25 –1.0% VMT reduction ²⁸	1% maximum VMT reduction Appropriate for residential, retail/restaurant, office, industrial projects or a mixed-use project with any combination of the aforementioned land-uses.

²⁷ 2010 CAPCOA Guidance TRT-5, Page 234

²⁸ 2010 CAPCOA Guidance SDT-2, Page 190

A combination of TDM strategies for each of the residential land-use and office land-uses will reduce the Project VMT to below the significance threshold. Project VMT with mitigation is calculated by applying the percent reduction to the Project VMT.

Conclusion

Based on the results of this analysis, the following findings are made:

- The residential land uses in aggregate exceed the residential VMT/capita threshold under 2029, 2035, and 2040 with and without project scenarios. **The project is determined to have a significant transportation impact for residential development.**
- The office land uses exceed the office VMT/employee threshold under 2029 with and without project scenarios. **The project is determined to have a significant transportation impact for office land-use development in 2029.** The office land uses do not exceed the office VMT/employee threshold under 2035 and 2040 with and without project scenarios. **The project is determined to not exceed the threshold under 2035 and 2040 project scenarios.** Local-serving Retail under 50,000 square feet per store, per the City of Agoura Hills traffic analysis guidelines, **is presumed to not have a finding of a significant impact.**
- Regional-serving retail or other unique land uses will need to be evaluated on their own merits as detailed project descriptions become available in the future.
- **Application of the City's approved TDM strategies for the residential and office land-uses reduces the Project VMT to below the significance threshold.**